

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Bastow Road, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$860,000 Property Type House Suburb Lilydale

Period - From 01/01/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	11 Valencia Rd LILYDALE 3140	\$872,000	14/12/2022
2	54 Rockys Way LILYDALE 3140	\$860,000	12/10/2022
3	8 Anderson St LILYDALE 3140	\$835,000	29/09/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/02/2023 11:11



Property Type: House (Previously Occupied - Detached)
Land Size: 1811 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending December 2022: \$860,000

Comparable Properties



11 Valencia Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$872,000
Method: Private Sale
Date: 14/12/2022
Property Type: House
Land Size: 870 sqm approx

54 Rockys Way LILYDALE 3140 (VG)

Agent Comments



Price: \$860,000
Method: Sale
Date: 12/10/2022
Property Type: House (Res)
Land Size: 727 sqm approx



8 Anderson St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 29/09/2022
Property Type: House
Land Size: 1056 sqm approx

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