# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

Address	1 Odell Court, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$570,000 & \$610,000	Range between	\$570,000	&	\$610,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$780,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2020	to	31/12/2020		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.

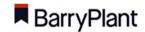
Ad	dress of comparable property	Price	Date of sale
1	8 Poyner Av LILYDALE 3140	\$610,000	19/10/2020
2	9/9 North Rd LILYDALE 3140	\$600,000	21/11/2020
3	4 Tranquil PI LILYDALE 3140	\$599,000	05/11/2020

#### 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:	28/01/2021 10:43













**Property Type:** Land **Land Size:** 382 sqm approx

Agent Comments

Indicative Selling Price \$570,000 - \$610,000 Median House Price December quarter 2020: \$780,000

# Comparable Properties



8 Poyner Av LILYDALE 3140 (REI/VG)

**-**3





Price: \$610,000 Method: Private Sale Date: 19/10/2020 Property Type: House

Land Size: 868 sqm approx

**Agent Comments** 



9/9 North Rd LILYDALE 3140 (REI)

3







Price: \$600,000 Method: Private Sale Date: 21/11/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 213 sqm approx

**Agent Comments** 



4 Tranquil PI LILYDALE 3140 (REI/VG)





**6** 

Price: \$599,000 Method: Private Sale Date: 05/11/2020 Property Type: House Land Size: 104 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



