

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

1 Odell Court, Lilydale Vic 3140

Indicative selling price

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

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

Median sale price

Median price \$780,000 Property 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.

Address 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)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 19/10/2020
Property Type: House
Land Size: 868 sqm approx



9/9 North Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 21/11/2020
Property Type: Flat/Unit/Apartment (Res)
Land Size: 213 sqm approx



4 Tranquil Pl LILYDALE 3140 (REI/VG)

Agent Comments



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