

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

4/8 Baker Street, Lilydale Vic 3140

Indicative selling price

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

Single price \$487,950

Median sale price

Median price \$700,000

House

X

Unit

Suburb Lilydale

Period - From 01/04/2018

to 31/03/2019

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	1 Lucille CI LILYDALE 3140	\$502,000	22/02/2019
2	3/7-9 Clyde St LILYDALE 3140	\$500,000	08/04/2019
3	3/3 Nicholas St LILYDALE 3140	\$490,000	28/05/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$487,950
Median House Price
Year ending March 2019: \$700,000

Comparable Properties



1 Lucille CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$502,000
Method: Private Sale
Date: 22/02/2019
Rooms: 3
Property Type: Unit
Land Size: 141 sqm approx



3/7-9 Clyde St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 08/04/2019
Rooms: -
Property Type: Townhouse (Single)



3/3 Nicholas St LILYDALE 3140 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 28/05/2019
Rooms: 4
Property Type: Townhouse (Single)