Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	27 Lily Road, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
Range between	\$1,450,000	&	\$1,550,000

Median sale price

Median price	\$772,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/04/2020	to	31/03/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

, , , ,	and the companion property	1 1100	
1	8 Mangans Rd LILYDALE 3140	\$1,500,000	12/04/2021
2	148 Old Gippsland Rd MOUNT EVELYN 3796	\$1,375,000	15/01/2021
3			

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:	19/04/2021 09:52



Date of sale





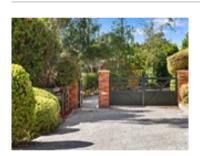


Land Size: 5298.595 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** Year ending March 2021: \$772,000

Comparable Properties



8 Mangans Rd LILYDALE 3140 (REI)



Price: \$1,500,000 Method: Private Sale Date: 12/04/2021 Property Type: House Agent Comments

Agent Comments



148 Old Gippsland Rd MOUNT EVELYN 3796

(REI)







Price: \$1,375,000 Method: Private Sale Date: 15/01/2021 Property Type: House Land Size: 8743 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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two kilometres of the property for sale in the last six months.