

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

27 Lily Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$772,000

Property 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 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 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



Property Type: Land
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)

Agent Comments



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



148 Old Gippsland Rd MOUNT EVELYN 3796 (REI)

Agent Comments



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