

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

29 Mangans Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$650,000 & \$695,000

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	5 Berry Ct LILYDALE 3140	\$665,000	04/02/2021
2	4 Rolaine CI LILYDALE 3140	\$665,000	13/11/2020
3	40 Trafalgar Cr LILYDALE 3140	\$653,000	05/03/2021

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:

29/04/2021 13:10



 3  1  1

Property Type: House
Land Size: 873 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median House Price
Year ending March 2021: \$772,000

Comparable Properties



5 Berry Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$665,000
Method: Private Sale
Date: 04/02/2021
Property Type: House
Land Size: 1011 sqm approx



4 Rolaine Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$665,000
Method: Private Sale
Date: 13/11/2020
Property Type: House
Land Size: 520 sqm approx



40 Trafalgar Cr LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$653,000
Method: Private Sale
Date: 05/03/2021
Property Type: House
Land Size: 1236 sqm approx