

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

126 Alexandra Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$659,950

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	4 Rolaine CI LILYDALE 3140	\$665,000	13/11/2020
2	2/30 Albert Rd LILYDALE 3140	\$657,000	24/11/2020
3	13 Summit Rd LILYDALE 3140	\$612,000	09/11/2020

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:

20/01/2021 12:58



 3  2  1

Property Type:
Agent Comments

Indicative Selling Price
\$659,950

Median House Price
December quarter 2020: \$780,000

Comparable Properties



4 Rolaine CI 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



2/30 Albert Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$657,000
Method: Private Sale
Date: 24/11/2020
Property Type: Townhouse (Single)



13 Summit Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  -

Price: \$612,000
Method: Private Sale
Date: 09/11/2020
Property Type: House
Land Size: 585 sqm approx