

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

13a Clyde Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$855,000

Property Type House

Suburb Lilydale

Period - From 01/10/2022

to 31/12/2022

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	3 Drovers Wlk CHIRNSIDE PARK 3116	\$720,000	17/03/2023
2	23 Rolling Hills Rd CHIRNSIDE PARK 3116	\$710,000	02/03/2023
3	137 Anderson St LILYDALE 3140	\$705,000	06/03/2023

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:

11/04/2023 12:06

Leah Bannerman

03 5967 1277

0448 924 266

leah@bellrealestate.com.au

Indicative Selling Price

\$680,000 - \$748,000

Median House Price

December quarter 2022: \$855,000



3 1 2

Rooms: 6

Property Type: House (Res)

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



3 Drovers Wk CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 2

Price: \$720,000

Method: Private Sale

Date: 17/03/2023

Property Type: House

Land Size: 433 sqm approx



23 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 1 2

Price: \$710,000

Method: Private Sale

Date: 02/03/2023

Property Type: House

Land Size: 860 sqm approx



137 Anderson St LILYDALE 3140 (REI)

Agent Comments

3 2 1

Price: \$705,000

Method: Private Sale

Date: 06/03/2023

Property Type: House