

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

40 Bristol Crescent, Lilydale Vic 3140

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$843,750

Property Type

House

Suburb

Lilydale

Period - From

01/04/2021

to

30/06/2021

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	11 Tangermere PI LILYDALE 3140	\$790,000	19/05/2021
2	7 Shevlin CI LILYDALE 3140	\$768,500	30/04/2021
3	9a Albert Rd LILYDALE 3140	\$750,750	27/04/2021

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:

03/08/2021 13:05



 3  2  2

Rooms: 5
Property Type: House (Res)
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median House Price
June quarter 2021: \$843,750

Comparable Properties



11 Tangermere PI LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 19/05/2021
Property Type: House
Land Size: 718 sqm approx



7 Shevlin CI LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$768,500
Method: Private Sale
Date: 30/04/2021
Property Type: House
Land Size: 300 sqm approx



9a Albert Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$750,750
Method: Private Sale
Date: 27/04/2021
Property Type: House
Land Size: 500 sqm approx