

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

2/30 Albert Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$778,750

Property Type House

Suburb Lilydale

Period - From 01/07/2020

to 30/09/2020

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 | 1/4 Nicholas St LILYDALE 3140 | \$640,000 | 17/07/2020 |
| 2 | 14 Rolaine CI LILYDALE 3140 | \$622,000 | 26/06/2020 |
| 3 | 9 Shevlin CI LILYDALE 3140 | \$599,950 | 05/08/2020 |

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:

19/11/2020 15:20



Property Type: House (Res)
Land Size: 340 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 September quarter 2020: \$778,750

Comparable Properties



1/4 Nicholas St LILYDALE 3140 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 17/07/2020
Rooms: 5
Property Type: Townhouse (Single)



14 Rolaine Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$622,000
Method: Private Sale
Date: 26/06/2020
Rooms: 4
Property Type: House
Land Size: 560 sqm approx



9 Shevlin Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$599,950
Method: Private Sale
Date: 05/08/2020
Rooms: 5
Property Type: Townhouse (Res)