Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/107 Anderson Street, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$550,000		&		\$595,000			
Median sale p	rice							
Median price	\$852,000	Pro	operty Type	Hou	ISE		Suburb	Lilydale
Period - From	01/01/2022	to	31/03/2022		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Alanah CI LILYDALE 3140	\$595,000	25/02/2022
2	3/12 Baker St LILYDALE 3140	\$595,000	26/02/2022
3	3 Dover CI LILYDALE 3140	\$560,000	24/02/2022

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:

19/05/2022 10:24







Property Type: Agent Comments Indicative Selling Price \$550,000 - \$595,000 Median House Price March quarter 2022: \$852,000

Comparable Properties

3 Alanah CI LILYDALE 3140 (VG)



Price: \$595,000 Method: Sale Date: 25/02/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



3/12 Baker St LILYDALE 3140 (REI)



Price: \$595,000 Method: Private Sale Date: 26/02/2022 Property Type: Townhouse (Single)



3 Dover CI LILYDALE 3140 (REI)



Price: \$560,000 Method: Private Sale Date: 24/02/2022 Property Type: House Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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