## 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 4 Odell Court, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$694,950							
Median sale price								
Median price	\$805,000	Property Type House			Suburb Lilydale			
Period - From	05/07/2020	to	04/07/2021	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.

Ade	dress of comparable property	Price	Date of sale
1	2 Herb Farm La LILYDALE 3140	\$720,000	04/05/2021
2	18 Blair St LILYDALE 3140	\$701,000	18/04/2021
3	13a Beresford Rd LILYDALE 3140	\$700,000	16/03/2021

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:

05/07/2021 12:01









Rooms: 5 Property Type: House Land Size: 432 sqm approx Agent Comments Indicative Selling Price \$694,950 Median House Price 05/07/2020 - 04/07/2021: \$805,000

# **Comparable Properties**



2 Herb Farm La LILYDALE 3140 (REI/VG)



Price: \$720,000 Method: Private Sale Date: 04/05/2021 Property Type: House Land Size: 258 sqm approx

18 Blair St LILYDALE 3140 (REI/VG)

Agent Comments

Agent Comments



Price: \$701,000 Method: Private Sale Date: 18/04/2021 Property Type: Townhouse (Single) Land Size: 218 sqm approx



REIV

13a Beresford Rd LILYDALE 3140 (REI/VG)



Price: \$700,000 Method: Private Sale Date: 16/03/2021 Property Type: House Land Size: 300 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments