

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

4 Odell Court, Lilydale Vic 3140

Indicative selling price

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

Single price

\$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.

Address 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



 3  2  1

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)

Agent Comments

 3  2  2

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

 3  2  2

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



13a Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

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