

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

6 Shevlin Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$670,000 & \$710,000

Median sale price

Median price \$870,500 Property Type House Suburb Lilydale

Period - From 01/04/2023 to 30/06/2023 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	3/4 Alexandra Rd LILYDALE 3140	\$710,000	31/05/2023
2	4/78 Anderson St LILYDALE 3140	\$700,000	24/05/2023
3	69 Alexandra Rd LILYDALE 3140	\$681,000	08/04/2023

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:

26/07/2023 13:09



Property Type:
Divorce/Estate/Family Transfers
Land Size: 267 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median House Price
June quarter 2023: \$870,500

Comparable Properties



3/4 Alexandra Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 31/05/2023
Property Type: Townhouse (Single)



4/78 Anderson St LILYDALE 3140 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 24/05/2023
Property Type: Townhouse (Res)



69 Alexandra Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$681,000
Method: Private Sale
Date: 08/04/2023
Property Type: House
Land Size: 315 sqm approx

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