Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$680,000	&	\$730,000

Median sale price

Median price	\$700,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2019	to	31/12/2019		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

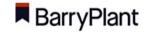
1	4 Altair Ct LILYDALE 3140	\$730,000	06/12/2019
2	1 Bushland Gr LILYDALE 3140	\$730,000	18/11/2019
3	21 Cobden Cr LILYDALE 3140	\$730,000	20/09/2019

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:	18/03/2020 15:15









Indicative Selling Price \$680,000 - \$730,000 Median House Price December quarter 2019: \$700,000

Comparable Properties



4 Altair Ct LILYDALE 3140 (VG)

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Price: \$730,000 **Method:** Sale **Date:** 06/12/2019

Property Type: House (Res) **Land Size:** 930 sqm approx

Agent Comments



1 Bushland Gr LILYDALE 3140 (REI/VG)

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Price: \$730,000 **Method:** Private Sale **Date:** 18/11/2019

Rooms: 5

Property Type: House **Land Size:** 909 sqm approx

Agent Comments

21 Cobden Cr LILYDALE 3140 (VG)

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Price: \$730,000 Method: Sale Date: 20/09/2019

Property Type: House (Res) Land Size: 1769 sqm approx Agent Comments

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



