Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered	l for sale					
Add Including suburb posto	and	ippsland Road, Lil	ydale Vic 3140			
Indicative selling	g price					
For the meaning of	this price see co	nsumer.vic.gov.au	/underquoting			
Range between \$630,000		&	\$670,000			
Median sale price						
Median price \$738,250 Property Type House			se S	Suburb Lilydale		
Period - From 01	1/10/2019 to	30/09/2020	Source	REIV		
Comparable property sales (*Delete A or B below as applicable)						
	at the estate ager			property for sale in s to be most comp		
Address of comparable property				Price	Date of sale	
1 1/4 Nicholas St LILYDALE 3140				\$640,000	17/07/2020	
2						

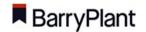
OR

3

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:	21/10/2020 11:47







Indicative Selling Price \$630,000 - \$670,000 Median House Price Year ending September 2020: \$738,250

Comparable Properties



1/4 Nicholas St LILYDALE 3140 (REI)

4 3 **4** 2

Price: \$640,000 Method: Private Sale Date: 17/07/2020

Rooms: 5

Property Type: Townhouse (Single)

Agent Comments

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.

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