

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

16 Alexandra Road, Lilydale Vic 3140

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$778,750

Property Type

House

Suburb

Lilydale

Period - From

01/07/2020

to

30/09/2020

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	14 Rory Ct LILYDALE 3140	\$840,000	06/07/2020
2	67 Rockys Way LILYDALE 3140	\$835,000	05/11/2020
3	29 Community Way LILYDALE 3140	\$821,000	08/10/2020

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:

25/11/2020 12:57



 4  2  2

Property Type: House
Land Size: 734 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median House Price
September quarter 2020: \$778,750

Comparable Properties



14 Rory Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  4

Price: \$840,000
Method: Private Sale
Date: 06/07/2020
Rooms: 6
Property Type: House (Res)
Land Size: 645 sqm approx



67 Rockys Way LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$835,000
Method: Private Sale
Date: 05/11/2020
Property Type: House
Land Size: 602 sqm approx



29 Community Way LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$821,000
Method: Private Sale
Date: 08/10/2020
Property Type: House
Land Size: 662 sqm approx