

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

1/114 Anderson Street, Lilydale Vic 3140

Indicative selling price

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

Range between

\$410,000

&

\$450,000

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	1 Kuro PI LILYDALE 3140	\$450,000	18/05/2020
2	2 Kuro PI LILYDALE 3140	\$447,250	09/07/2020
3	3 Jaipril PI LILYDALE 3140	\$435,000	18/05/2020

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:

10/11/2020 10:37



 2  1  1

Property Type: House
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
September quarter 2020: \$778,750

Comparable Properties

1 Kuro PI LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$450,000
Method: Sale
Date: 18/05/2020
Property Type: House (Res)
Land Size: 101 sqm approx

2 Kuro PI LILYDALE 3140 (VG)

Agent Comments

 1  -  -

Price: \$447,250
Method: Sale
Date: 09/07/2020
Property Type: Flat/Unit/Apartment (Res)

3 Jaipril PI LILYDALE 3140 (VG)

Agent Comments

 2  -  -

Price: \$435,000
Method: Sale
Date: 18/05/2020
Property Type: Flat/Unit/Apartment (Res)