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 betweer	\$410,000		&		\$450,000					
Median sale pr	rice									
Median price	\$778,750	Pro	operty Type	Hou	se		Suburb	Lilydale		
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ade	dress 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









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)



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

2 Kuro PI LILYDALE 3140 (VG)

|---| 1 **|--- |** - **|** -

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

3 Jaipril PI LILYDALE 3140 (VG)



Agent Comments

Agent Comments

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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.