

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

2/10 Albert Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$590,000

&

\$620,000

Median sale price

Median price \$889,000

Property Type House

Suburb Lilydale

Period - From 01/01/2021

to

31/12/2021

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	169 St Ambrose Gr LILYDALE 3140	\$640,000	15/02/2022
2	2/84 Castella St LILYDALE 3140	\$634,444	24/11/2021
3	1/6 Black St LILYDALE 3140	\$615,000	29/11/2021

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:

30/03/2022 23:17



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median House Price

Year ending December 2021: \$889,000

Comparable Properties

169 St Ambrose Gr LILYDALE 3140 (VG)

Agent Comments



Price: \$640,000

Method: Sale

Date: 15/02/2022

Property Type: Retirement Village Individual Flat/Unit



2/84 Castella St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$634,444

Method: Private Sale

Date: 24/11/2021

Property Type: Unit



1/6 Black St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 29/11/2021

Property Type: House

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