

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

20 Baker Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$883,000

Property Type House

Suburb Lilydale

Period - From 12/10/2021

to

11/10/2022

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	68 Clarke St LILYDALE 3140	\$1,150,000	26/05/2022
2	5 Kidgell St LILYDALE 3140	\$1,020,000	21/07/2022
3	48 The Eyrie LILYDALE 3140	\$1,020,000	01/06/2022

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:

12/10/2022 12:23



Rooms: 10
Property Type: House (Res)
Land Size: 960 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 12/10/2021 - 11/10/2022: \$883,000

Comparable Properties



68 Clarke St LILYDALE 3140 (VG)

Agent Comments



Price: \$1,150,000
Method: Sale
Date: 26/05/2022
Property Type: Development Site (Res)
Land Size: 1017 sqm approx



5 Kidgell St LILYDALE 3140 (VG)

Agent Comments



Price: \$1,020,000
Method: Sale
Date: 21/07/2022
Property Type: Development Site (Res)
Land Size: 1040 sqm approx



48 The Eyrie LILYDALE 3140 (VG)

Agent Comments



Price: \$1,020,000
Method: Sale
Date: 01/06/2022
Property Type: Development Site (Res)
Land Size: 1133 sqm approx

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