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

1/74 Bastow Road, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$795,000		&		\$870,000			
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Hou	ise		Suburb	Lilydale
Period - From	01/10/2023	to	30/09/2024		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.

Add	dress of comparable property	Price	Date of sale
1	14 Alexandra Rd LILYDALE 3140	\$842,000	20/09/2024
2	3/44 Clarke St LILYDALE 3140	\$799,950	19/09/2024
3	15 Bligh Ct LILYDALE 3140	\$860,000	11/09/2024

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:

16/01/2025 14:11



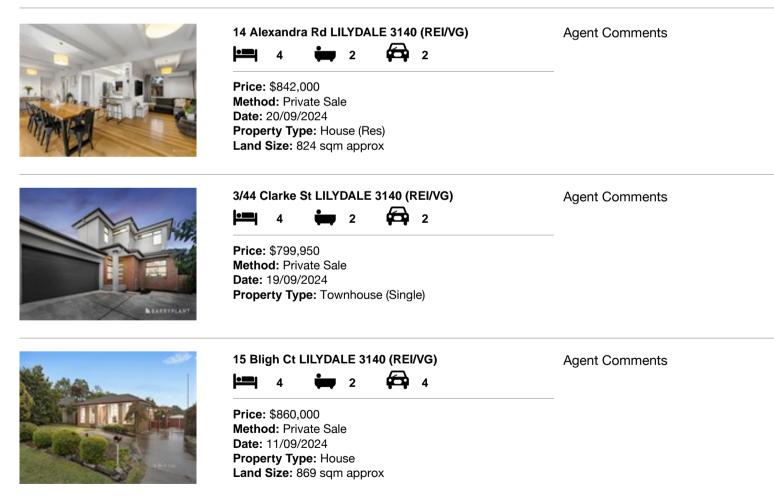






Property Type: House **Land Size:** 553 sqm approx Agent Comments Indicative Selling Price \$795,000 - \$870,000 Median House Price Year ending September 2024: \$900,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



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