

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

121 The Gateway, Lilydale Vic 3140

Indicative selling price

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

Range between \$740,000

&

\$780,000

Median sale price

Median price \$720,000

Property Type House

Suburb Lilydale

Period - From 01/07/2019

to 30/06/2020

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.

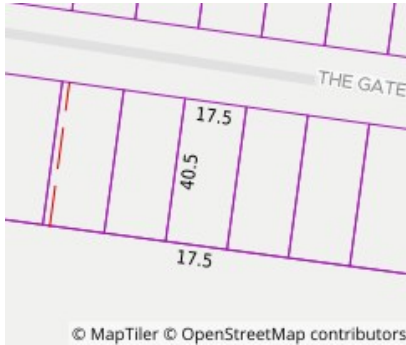
	Address of comparable property	Price	Date of sale
1	6 Blackfriars La CHIRNSIDE PARK 3116	\$770,300	16/05/2020
2	35 The Gateway LILYDALE 3140	\$765,000	27/07/2020
3	52 Roseman Rd CHIRNSIDE PARK 3116	\$750,000	29/07/2020

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:

08/10/2020 23:38



 3  2  2

Property Type: House
Land Size: 708 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$780,000
Median House Price
Year ending June 2020: \$720,000

Comparable Properties



6 Blackfriars La CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  2  2

Price: \$770,300
Method: Private Sale
Date: 16/05/2020
Rooms: 5
Property Type: House
Land Size: 891 sqm approx



35 The Gateway LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  -

Price: \$765,000
Method: Private Sale
Date: 27/07/2020
Rooms: 6
Property Type: House
Land Size: 710 sqm approx



52 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  3

Price: \$750,000
Method: Private Sale
Date: 29/07/2020
Property Type: House
Land Size: 869 sqm approx