

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 consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$690,000

Median sale price

Median price \$780,000

Property Type House

Suburb Lilydale

Period - From 01/10/2020

to 31/12/2020

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	27 Old Gippsland Rd LILYDALE 3140	\$675,000	31/10/2020
2	4 Rolaine CI LILYDALE 3140	\$665,000	13/11/2020
3	2/30 Albert Rd LILYDALE 3140	\$657,000	24/11/2020

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:

10/02/2021 13:55



Property Type: House (Res)

Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

December quarter 2020: \$780,000

Comparable Properties



27 Old Gippsland Rd LILYDALE 3140 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 31/10/2020

Property Type: Flat/Unit/Apartment (Res)



4 Rolaine Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 13/11/2020

Property Type: House

Land Size: 520 sqm approx



2/30 Albert Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$657,000

Method: Private Sale

Date: 24/11/2020

Property Type: Townhouse (Single)