

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

26 North Road, Lilydale

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$\*

or range between \$870,000

&

\$930,000

**Median sale price**

Median price \$795,000

Property type *House*

Suburb *Lilydale*

Period - From 01/01/2021

to

31/03/2021

Source REIU

**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) 39 Mangans Road, Lilydale	\$920,000	03/01/20201
2) 75 Old Gippsland Road, Lilydale	\$880,000	10/12/2020
3) 16 Alexandra Road, Lilydale	\$845,000	05/12/2020

**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: 26/05/2021 10:48