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

38 Albert Road, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$720,000		&		\$770,000			
Median sale p	rice							
Median price	\$880,000	Pro	operty Type	Hou	ISE		Suburb	Lilydale
Period - From	01/04/2021	to	31/03/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	38 Morokai Gr LILYDALE 3140	\$770,000	07/06/2022
2	195 Nelson Rd LILYDALE 3140	\$760,000	03/03/2022
3	6 Assunta PI LILYDALE 3140	\$750,000	02/02/2022

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:

29/06/2022 18:46









Rooms: 5 Property Type: House Land Size: 465 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$770,000 Median House Price Year ending March 2022: \$880,000

Comparable Properties



38 Morokai Gr LILYDALE 3140 (REI)

Price: \$770,000 Method: Private Sale Date: 07/06/2022 Property Type: House Land Size: 868 sqm approx Agent Comments

Agent Comments



Price: \$760,000

195 Nelson Rd LILYDALE 3140 (REI/VG)

Method: Private Sale Date: 03/03/2022 Property Type: House Land Size: 1016 sqm approx

6 Assunta PI LILYDALE 3140 (VG)

Agent Comments



Price: \$750,000 Method: Sale Date: 02/02/2022 Property Type: House - Attached House N.E.C. Land Size: 202 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



propertydata

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