

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 consumer.vic.gov.au/underquoting

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$880,000

Property Type

House

Suburb

Lilydale

Period - From

01/04/2021

to

31/03/2022

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	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



 3  2  1

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)

Agent Comments

 3  1  2

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



195 Nelson Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  1  2

Price: \$760,000
Method: Private Sale
Date: 03/03/2022
Property Type: House
Land Size: 1016 sqm approx

6 Assunta PI LILYDALE 3140 (VG)

Agent Comments

 2  -  -

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