

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

117 Bastow Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$779,950

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Lilydale

Period - From

01/07/2022

to

30/09/2022

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	5 Tanya Ct LILYDALE 3140	\$830,000	05/10/2022
2	490 Maroondah Hwy LILYDALE 3140	\$827,500	16/10/2022
3	16 Candlebark Cirt LILYDALE 3140	\$765,000	05/10/2022

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:

24/11/2022 16:47



 3  2  2

Property Type: House
Land Size: 976 sqm approx
Agent Comments

Indicative Selling Price
\$779,950

Median House Price
September quarter 2022: \$930,000

Comparable Properties



5 Tanya Ct LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 05/10/2022
Property Type: House
Land Size: 1303 sqm approx



490 Maroondah Hwy LILYDALE 3140 (REI)

Agent Comments

 3  2  1

Price: \$827,500
Method: Sale by Tender
Date: 16/10/2022
Property Type: House
Land Size: 868 sqm approx



16 Candlebark Cirt LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$765,000
Method: Private Sale
Date: 05/10/2022
Property Type: House
Land Size: 500 sqm approx