Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	24 Albert Road, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$873,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/01/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	8 Albert Rd LILYDALE 3140	\$680,000	21/10/2024
2	37 North Rd LILYDALE 3140	\$740,000	28/08/2024
3	44 Morokai Gr LILYDALE 3140	\$775,270	28/08/2024

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:	30/01/2025 15:23





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Indicative Selling Price \$700,000 - \$750,000 **Median House Price** Year ending December 2024: \$873,000



Land Size: 832 sqm approx

Agent Comments

Home with Sub Division potential (STCA)

Comparable Properties



8 Albert Rd LILYDALE 3140 (REI/VG)



Price: \$680,000 Method: Private Sale Date: 21/10/2024 Property Type: House Land Size: 438 sqm approx **Agent Comments**

Neat & Tidy but on 1/2 block



37 North Rd LILYDALE 3140 (REI/VG)

Agent Comments

Extra bathroom, but steep block

Price: \$740,000 Method: Private Sale Date: 28/08/2024 Property Type: House Land Size: 874 sqm approx



44 Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments Neat and tidy, Flat block

Price: \$775,270 Method: Private Sale Date: 28/08/2024 Property Type: House Land Size: 864 sqm approx

Account - Barry Plant | P: 03 9735 3300





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