

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

1/18 Belle Vue, Lilydale Vic 3140

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$516,975 Property Type Unit Suburb Lilydale

Period - From 16/06/2020 to 15/06/2021 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	2 Herb Farm La LILYDALE 3140	\$720,000	04/05/2021
2	82 North Rd LILYDALE 3140	\$690,000	28/04/2021
3	63 Beresford Rd LILYDALE 3140	\$706,000	13/04/2021

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:

16/06/2021 18:22



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
16/06/2020 - 15/06/2021: \$516,975

Comparable Properties



2 Herb Farm La LILYDALE 3140 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 04/05/2021
Property Type: House
Land Size: 258 sqm approx



82 North Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 28/04/2021
Property Type: House
Land Size: 353 sqm approx



63 Beresford Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$706,000
Method: Private Sale
Date: 13/04/2021
Property Type: House