Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 56 Charles Road, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range between \$735,000			&		\$795,000			
Median sale p	rice							
Median price	\$795,000	Pro	Property Type		House		Suburb	Lilydale
Period - From	01/01/2021	to	31/03/2021		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.

Add	dress of comparable property	Price	Date of sale
1	4 Falkingham Rd MOUNT EVELYN 3796	\$795,000	11/04/2021
2	16 Elsie Gr MOUNT EVELYN 3796	\$795,000	06/04/2021
3	20 Park Rd MONTROSE 3765	\$750,000	05/01/2021

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:

22/06/2021 17:43









Property Type: Hobby Farm < 20 ha (Rur) Land Size: 6549 sqm approx Agent Comments Indicative Selling Price \$735,000 - \$795,000 Median House Price March quarter 2021: \$795,000

Comparable Properties

	4 Falkingham Rd MOUNT EVELYN 3796 (VG) 3 4 -	Agent Comments		
	Price: \$795,000 Method: Sale Date: 11/04/2021 Property Type: House (Res) Land Size: 1620 sqm approx			
H H	16 Elsie Gr MOUNT EVELYN 3796 (REI/VG) 3 2 2 1 Price: \$795,000 Method: Private Sale Date: 06/04/2021 Property Type: House Land Size: 970 sqm approx	Agent Comments		
	20 Park Rd MONTROSE 3765 (REI/VG) 3 2 2 2 Price: \$750,000 Method: Private Sale Date: 05/01/2021 Property Type: House Land Size: 1265 sqm approx	Agent Comments		

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.