

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

47 Old Gippsland Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$683,500

Property Type House

Suburb Lilydale

Period - From 01/10/2018

to 30/09/2019

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	4 Coral CI LILYDALE 3140	\$605,000	15/06/2019
2	12 Athlone St LILYDALE 3140	\$595,000	30/08/2019
3	15-17 Goodall Dr LILYDALE 3140	\$585,050	02/09/2019

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:

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Property Type: Land
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price

\$570,000 - \$610,000

Median House Price

Year ending September 2019: \$683,500

Comparable Properties



4 Coral CI LILYDALE 3140 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 15/06/2019
Property Type: House (Res)
Land Size: 903 sqm approx



12 Athlone St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 30/08/2019
Rooms: 4
Property Type: House
Land Size: 1142 sqm approx



15-17 Goodall Dr LILYDALE 3140 (REI)

Agent Comments



Price: \$585,050
Method: Private Sale
Date: 02/09/2019
Property Type: House
Land Size: 954 sqm approx