Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$780,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2020	to	31/12/2020		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

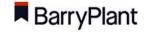
Address of comparable property		Price	Date of sale
1	13 Mangans Rd LILYDALE 3140	\$975,000	27/11/2020
2	91 Anderson St LILYDALE 3140	\$950,000	17/10/2020
3	39 Mangans Rd LILYDALE 3140	\$920,000	03/01/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2021 09:44









Property Type: House Land Size: 774 sqm approx **Agent Comments**

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** December quarter 2020: \$780,000

Comparable Properties



13 Mangans Rd LILYDALE 3140 (VG)

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Price: \$975,000 Method: Sale Date: 27/11/2020

Property Type: House (Res) Land Size: 863 sqm approx

Agent Comments



91 Anderson St LILYDALE 3140 (VG)





Price: \$950,000 Method: Sale Date: 17/10/2020

Property Type: House (Res) Land Size: 1013 sqm approx Agent Comments



39 Mangans Rd LILYDALE 3140 (VG)

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Price: \$920,000 Method: Sale Date: 03/01/2021

Property Type: House (Res) Land Size: 865 sqm approx

Agent Comments

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



