

# 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

4 Messmate Place, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$780,000 Property 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		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 comparable properties 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



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**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)**

**Agent Comments**

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**Price:** \$975,000  
**Method:** Sale  
**Date:** 27/11/2020  
**Property Type:** House (Res)  
**Land Size:** 863 sqm approx



**91 Anderson St LILYDALE 3140 (VG)**

**Agent Comments**

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**Price:** \$950,000  
**Method:** Sale  
**Date:** 17/10/2020  
**Property Type:** House (Res)  
**Land Size:** 1013 sqm approx



**39 Mangans Rd LILYDALE 3140 (VG)**

**Agent Comments**

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**Price:** \$920,000  
**Method:** Sale  
**Date:** 03/01/2021  
**Property Type:** House (Res)  
**Land Size:** 865 sqm approx