

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

10 Bligh Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$695,000

&

\$760,000

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	2 Lauren Ct LILYDALE 3140	\$760,000	04/07/2019
2	11 Towers Rd LILYDALE 3140	\$730,000	22/06/2019
3	2 Alexandra Rd LILYDALE 3140	\$705,000	14/08/2019

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:

22/10/2019 15:57



 3  2  2

Property Type: House
Land Size: 1293 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median House Price
Year ending September 2019: \$683,500

Comparable Properties

2 Lauren Ct LILYDALE 3140 (VG)

Agent Comments

 4  -  -

Price: \$760,000
Method: Sale
Date: 04/07/2019
Property Type: House (Res)
Land Size: 1012 sqm approx



11 Towers Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  3

Price: \$730,000
Method: Private Sale
Date: 22/06/2019
Rooms: 4
Property Type: House
Land Size: 888 sqm approx



2 Alexandra Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$705,000
Method: Private Sale
Date: 14/08/2019
Property Type: House
Land Size: 1462 sqm approx