

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

55-57 Bastow Road Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

92-94 Alexandra Road Lilydale VIC 3140	\$790,000	23-Nov-20
1A Ryrie Court Lilydale VIC 3140	\$757,000	19-Oct-20
514 Maroondah Highway Lilydale VIC 3140	\$735,000	21-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 18 February 2021



92-94 Alexandra Road Lilydale VIC 3140

Sold Price

\$790,000 Sold Date **23-Nov-20**

 4  2  2

Distance **0.17km**



1A Ryrie Court Lilydale VIC 3140

Sold Price

\$757,000 Sold Date **19-Oct-20**

 4  2  2

Distance **0.6km**



514 Maroondah Highway Lilydale VIC 3140

Sold Price

^{RS} **\$735,000** Sold Date **21-Jan-21**

 3  2  2

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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