## 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

14 Alexandra Road, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$770,000		&		\$840,000					
Median sale price										
Median price	\$875,000	Pro	Property Type		House		Suburb	Lilydale		
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	73 Bastow Rd LILYDALE 3140	\$840,000	09/04/2024
2	11 Mangans Rd LILYDALE 3140	\$820,000	26/03/2024
3	7 Cobden Cr LILYDALE 3140	\$745,000	20/03/2024

OR

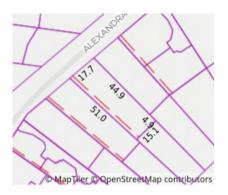
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/08/2024 12:58









Property Type: House (Previously Occupied - Detached) Land Size: 824 sqm approx Agent Comments Indicative Selling Price \$770,000 - \$840,000 Median House Price June quarter 2024: \$875,000

# **Comparable Properties**

	73 Bastow Rd LILYDALE 3140 (REI/VG) 4 4 2 5 1	Agent Comments		
	Price: \$840,000 Method: Private Sale Date: 09/04/2024 Property Type: House Land Size: 923 sqm approx			
5	11 Mangans Rd LILYDALE 3140 (REI/VG)	Agent Comments		
	Price: \$820,000 Method: Private Sale			
AND A STATE OF AND	Date: 26/03/2024			
and the statement	Property Type: House			
	Land Size: 859 sqm approx			
	7 Cobden Cr LILYDALE 3140 (REI/VG)	Agent Comments		
alama - and -	<b>1 - 3 1 - 3 1</b> - 5			
	Price: \$745,000			
ALL THE ALL	Method: Private Sale			
	Date: 20/03/2024			
	Property Type: House Land Size: 977 sqm approx			
N Collabor				

#### Account - Barry Plant | P: 03 9842 8888



propertydata com.au

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