

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 between \$770,000 & \$840,000

Median sale price

Median price \$875,000 Property Type House Suburb Lilydale

Period - From 01/04/2024 to 30/06/2024 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	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



 4  2  2

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)

Agent Comments

 4  2  1

Price: \$840,000

Method: Private Sale

Date: 09/04/2024

Property Type: House

Land Size: 923 sqm approx



11 Mangans Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  4

Price: \$820,000

Method: Private Sale

Date: 26/03/2024

Property Type: House

Land Size: 859 sqm approx



7 Cobden Cr LILYDALE 3140 (REI/VG)

Agent Comments

 3  3  5

Price: \$745,000

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 977 sqm approx

Account - Barry Plant | P: 03 9842 8888