# 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              | 1/114 Anderson Street, Lilydale Vic 3140 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

### Indicative selling price

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

| Range between \$450,000 | & | \$495,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

### Median sale price

| Median price  | \$603,000  | Pro | perty Type | Jnit |       | Suburb | Lilydale |
|---------------|------------|-----|------------|------|-------|--------|----------|
| Period - From | 01/10/2021 | to  | 30/09/2022 | Sc   | ource | 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

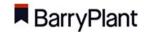
| Add | dress of comparable property      | Price     | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1   | 3/50 Anderson St LILYDALE 3140    | \$505,000 | 19/11/2022   |
| 2   | 1/17-19 Nicholas St LILYDALE 3140 | \$480,789 | 27/10/2022   |
| 3   | 1/5 Cave Hill Rd LILYDALE 3140    | \$460,000 | 24/10/2022   |

#### **OR**

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

| This Statement of Information was prepared on: | 23/11/2022 14:01 |
|--|------------------|









Property Type: House **Agent Comments** 

**Indicative Selling Price** \$450,000 - \$495,000 **Median Unit Price** Year ending September 2022: \$603,000

# Comparable Properties



3/50 Anderson St LILYDALE 3140 (REI)

**└──** 2



Price: \$505,000 Method: Private Sale Date: 19/11/2022 Property Type: Unit Land Size: 94 sqm approx **Agent Comments** 



1/17-19 Nicholas St LILYDALE 3140 (REI)

**———** 2



Price: \$480,789 Method: Private Sale Date: 27/10/2022 Property Type: Unit

Agent Comments



1/5 Cave Hill Rd LILYDALE 3140 (REI)

**-**2



Price: \$460.000 Method: Private Sale Date: 24/10/2022 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



