

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

1/114 Anderson Street, Lilydale Vic 3140

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

Property Type Unit

Suburb Lilydale

Period - From 01/10/2021

to

30/09/2022

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/11/2022 14:01



 2
  1
  1

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)

Agent Comments

 2
  1
  1

Price: \$505,000

Method: Private Sale

Date: 19/11/2022

Property Type: Unit

Land Size: 94 sqm approx



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

Agent Comments

 2
  1
  1

Price: \$480,789

Method: Private Sale

Date: 27/10/2022

Property Type: Unit



1/5 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

 2
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  1

Price: \$460,000

Method: Private Sale

Date: 24/10/2022

Property Type: Unit