

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

35 The Gateway, Lilydale Vic 3140

Indicative selling price

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

Range between \$715,000

&

\$745,000

Median sale price

Median price \$720,000

Property Type House

Suburb Lilydale

Period - From 01/07/2019

to 30/06/2020

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	143 Victoria Rd CHIRNSIDE PARK 3116	\$742,000	29/01/2020
2	46 Rolling Hills Rd CHIRNSIDE PARK 3116	\$730,000	06/05/2020
3	12 Camplin Rise LILYDALE 3140	\$720,000	06/03/2020

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:

21/07/2020 17:03



Property Type: House
Land Size: 709.396 sqm approx
 Agent Comments

Indicative Selling Price
 \$715,000 - \$745,000
Median House Price
 Year ending June 2020: \$720,000

Comparable Properties



143 Victoria Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$742,000
Method: Private Sale
Date: 29/01/2020
Rooms: 4
Property Type: House
Land Size: 1131 sqm approx



46 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 06/05/2020
Property Type: House (Res)
Land Size: 1008 sqm approx



12 Camplin Rise LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 06/03/2020
Rooms: 5
Property Type: House
Land Size: 637 sqm approx