

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

50 Anne Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$920,000

Property Type House

Suburb Lilydale

Period - From 01/10/2021

to

31/12/2021

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	136-138 Old Gippsland Rd LILYDALE 3140	\$1,751,000	03/02/2022
2	88 Mangans Rd LILYDALE 3140	\$1,651,000	20/10/2021
3			

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:

13/04/2022 10:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
December quarter 2021: \$920,000

Comparable Properties



136-138 Old Gippsland Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$1,751,000
Method: Private Sale
Date: 03/02/2022
Property Type: House
Land Size: 3143 sqm approx



88 Mangans Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,651,000
Method: Sold Before Auction
Date: 20/10/2021
Property Type: House (Res)
Land Size: 4034 sqm approx

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.

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