## 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

10 Bristol Crescent, Lilydale Vic 3140

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$780,000		&		\$850,000			
Median sale p	rice							
Median price	\$950,000	Pro	operty Type	Hou	ISE		Suburb	Lilydale
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	41 Mitchell Rd LILYDALE 3140	\$869,000	16/04/2024
2	6 Rotherwood PI LILYDALE 3140	\$810,000	25/03/2024
3	18 Stubbs Av MOUNT EVELYN 3796	\$740,000	25/04/2024

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:

24/06/2024 16:02









Property Type: House Land Size: 874 sqm approx Agent Comments Sharyn de Vries 9870 6211 0401 031 082 sharyndevries@jelliscraig.com.au

> Indicative Selling Price \$780,000 - \$850,000 Median House Price March quarter 2024: \$950,000

# **Comparable Properties**



41 Mitchell Rd LILYDALE 3140 (REI/VG)

6 Rotherwood PI LILYDALE 3140 (REI)

2

**6** 1



Price: \$869,000 Method: Private Sale Date: 16/04/2024 Property Type: House Land Size: 930 sqm approx Agent Comments

Agent Comments



Price: \$810,000 Method: Private Sale Date: 25/03/2024 Property Type: House

Land Size: 642 sqm approx

3

18 Stubbs Av MOUNT EVELYN 3796 (REI/VG) Agent Comments



Price: \$740,000 Method: Private Sale Date: 25/04/2024 Property Type: House Land Size: 973 sqm approx

#### Account - Jellis Craig | P: 03 9870 6211



propertydata

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