

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 consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$950,000 Property Type House Suburb Lilydale

Period - From 01/01/2024 to 31/03/2024 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	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



 3  1  1

Property Type: House
Land Size: 874 sqm approx
Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

March quarter 2024: \$950,000

Comparable Properties



41 Mitchell Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

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



6 Rotherwood PI LILYDALE 3140 (REI)

Agent Comments

 3  2  1

Price: \$810,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 642 sqm approx



18 Stubbs Av MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  1  4

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