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	Unit 13 & 15/25 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between $700,000 & $740,000

Median sale price

Median price	$605,000	Property Type	Unit	Suburb	Lilydale
Period - From	01/04/2023	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	2/10 Brown St LILYDALE 3140	$735,000	06/02/2024
2	2/14 The Eyrie LILYDALE 3140	$720,000	15/02/2024
3	31 Rouke St LILYDALE 3140	$718,000	09/02/2024

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: 15/04/2024 10:59

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Property Type:
Agent Comments

Comparable Properties

2/10 Brown St LILYDALE 3140 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $735,000
Method: Private Sale
Date: 06/02/2024
Property Type: Townhouse (Single)
Land Size: 211 sqm approx

Agent Comments

2/14 The Eyrie LILYDALE 3140 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $720,000
Method: Private Sale
Date: 15/02/2024
Property Type: Townhouse (Single)

Agent Comments

31 Rouke St LILYDALE 3140 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $718,000
Method: Private Sale
Date: 09/02/2024
Property Type: Townhouse (Single)

Agent Comments