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

430 Swansea Road, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	consu	umer.vic.go	v.au	/underquot	ting		
Range betweer	\$890,000		&		\$950,000			
Median sale p	rice							
Median price	\$1,025,000	Prop	perty Type	Hou	se		Suburb	Lilydale
Period - From	01/10/2023	to 3	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	160 Nelson Rd LILYDALE 3140	\$925,000	14/11/2023
2	7 Jessica Ct MOUNT EVELYN 3796	\$890,000	09/11/2023
3	5 Allison Cr LILYDALE 3140	\$860,000	24/01/2024

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:

11/04/2024 10:23



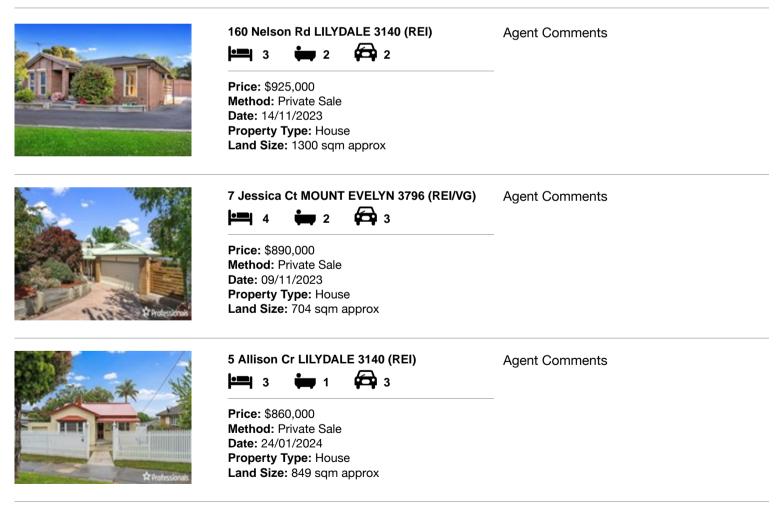






Property Type: Agent Comments Indicative Selling Price \$890,000 - \$950,000 Median House Price December quarter 2023: \$1,025,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



propertydata

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