

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 consumer.vic.gov.au/underquoting

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 31/12/2023 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	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



160 Nelson Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 14/11/2023
Property Type: House
Land Size: 1300 sqm approx



7 Jessica Ct MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 704 sqm approx



5 Allison Cr LILYDALE 3140 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 24/01/2024
Property Type: House
Land Size: 849 sqm approx

Account - Barry Plant | P: 03 9735 3300