

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

76 Bastow Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$952,000 Property Type House Suburb Lilydale

Period - From 14/06/2023 to 13/06/2024 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	9 Nicholson Cr LILYDALE 3140	\$852,000	25/05/2024
2	23 Old Hereford Rd MOUNT EVELYN 3796	\$850,000	15/12/2023
3	73 Bastow Rd LILYDALE 3140	\$840,000	09/04/2024

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:

14/06/2024 13:42



5 3 2

Property Type: Land

Land Size: 1302m2 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$880,000

Median House Price

14/06/2023 - 13/06/2024: \$952,000

Comparable Properties



9 Nicholson Cr LILYDALE 3140 (REI)

Agent Comments

4 3 2

Price: \$852,000

Method: Private Sale

Date: 25/05/2024

Property Type: House

Land Size: 872.40 sqm approx



23 Old Hereford Rd MOUNT EVELYN 3796 (REI)

Agent Comments

4 2 2

Price: \$850,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 1376 sqm approx



73 Bastow Rd LILYDALE 3140 (REI)

Agent Comments

4 2 1

Price: \$840,000

Method: Private Sale

Date: 09/04/2024

Property Type: House

Land Size: 923 sqm approx