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	83 Alexandra Road, Lilydale Vic 3140

Indicative selling price

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

Range between $745,000 & $795,000

Median sale price

Median price $700,000 Property Type House Suburb Lilydale

Period - From 01/10/2019 to 31/12/2019 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	8 Alexandra Rd LILYDALE 3140	$760,000	14/09/2019
2	7 Bastow Rd LILYDALE 3140	$755,000	24/09/2019
3	31 Mangans Rd LILYDALE 3140	$720,000	07/11/2019

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: 18/02/2020 14:55

83 Alexandra Road, Lilydale Vic 3140



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 1451 sqm approx

Agent Comments

Indicative Selling Price
$745,000 - $795,000
Median House Price
December quarter 2019: $700,000

Comparable Properties



8 Alexandra Rd LILYDALE 3140 (REI/VG)

3 1 -

Price: $760,000
Method: Private Sale
Date: 14/09/2019
Rooms: 4
Property Type: House
Land Size: 1010 sqm approx

Agent Comments



7 Bastow Rd LILYDALE 3140 (REI/VG)

3 1 1

Price: $755,000
Method: Private Sale
Date: 24/09/2019
Rooms: 5
Property Type: House
Land Size: 926 sqm approx

Agent Comments



31 Mangans Rd LILYDALE 3140 (REI)

3 2 2

Price: $720,000
Method: Sale by Tender
Date: 07/11/2019
Property Type: House
Land Size: 864 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.