

STATEMENT OF INFORMATION

91-93 BASTOW ROAD, LILYDALE, VIC 3140 PREPARED BY SAM BABALIS, IADVOCATES AUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



91-93 BASTOW ROAD, LILYDALE, VIC 3140 3 😩 2 😂 2

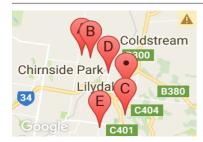
Indicative Selling Price

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

\$660,000 to \$726,000 Price Range:

Provided by: Sam Babalis, iAdvocates Aus

MEDIAN SALE PRICE



LILYDALE, VIC, 3140

Suburb Median Sale Price (House)

\$705,000

01 January 2017 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



56 CHESTER ST, LILYDALE, VIC 3140







Sale Price

*\$710,000

Sale Date: 03/05/2017

Distance from Property: 3.1km





Sale Price \$721,000

Sale Date: 16/03/2017









24 NICHOLSON CRES, MOUNT EVELYN, VIC







Sale Price

*\$665,000

Sale Date: 16/03/2017

Distance from Property: 1.5km







6 GARDINER ST, LILYDALE, VIC 3140 3 4 1 5 2







Sale Price

*\$675,000

Sale Date: 10/03/2017

Distance from Property: 1.3km





17 EDINBURGH RD, LILYDALE, VIC 3140







Sale Price

*\$660,077

Sale Date: 06/03/2017

Distance from Property: 2.6km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	91-93 BASTOW ROAD, LILYDALE, VIC 3140
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Indicative selling price

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

Price Range: \$660,000 to \$726,000

Median sale price

Median price	\$705,000	House	X	Unit		Suburb	LILYDALE
Period	01 January 2017 to 31 March 2017			Source	=	p	ricefinder

Comparable property sales

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
56 CHESTER ST, LILYDALE, VIC 3140	*\$710,000	03/05/2017
10 NEWHAVEN CRT, LILYDALE, VIC 3140	\$721,000	16/03/2017
24 NICHOLSON CRES, MOUNT EVELYN, VIC 3796	*\$665,000	16/03/2017
6 GARDINER ST, LILYDALE, VIC 3140	*\$675,000	10/03/2017



17 EDINBURGH RD, LILYDALE, VIC 3140	*\$660,077	06/03/2017
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