

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

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

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 3 2 2

Sale Price

***\$710,000**

Sale Date: 03/05/2017

Distance from Property: 3.1km



10 NEWHAVEN CRT, LILYDALE, VIC 3140 3 2 2

Sale Price

\$721,000

Sale Date: 16/03/2017

Distance from Property: 2.6km



24 NICHOLSON CRES, MOUNT EVELYN, VIC 3 2 2

Sale Price

***\$665,000**

Sale Date: 16/03/2017

Distance from Property: 1.5km



This report has been compiled on 14/06/2017 by iAdvocates Aus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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6 GARDINER ST, LILYDALE, VIC 3140

 **3**  **1**  **2**

Sale Price

***\$675,000**

Sale Date: 10/03/2017

Distance from Property: 1.3km



17 EDINBURGH RD, LILYDALE, VIC 3140

 **3**  **2**  **2**

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

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

Unit

Suburb

LILYDALE

Period

01 January 2017 to 31 March 2017

Source

pricfinder

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 |
|-------------------------------------|------------|------------|