

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

5 Bella Vista Way, Lilydale Vic 3140

Indicative selling price

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

Range between \$750,000 & \$810,000

Median sale price

Median price \$778,750 Property Type House Suburb Lilydale

Period - From 01/07/2020 to 30/09/2020 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	29 Community Way LILYDALE 3140	\$821,000	08/10/2020
2	73 Summit Rd LILYDALE 3140	\$805,000	21/10/2020
3	8 Jessica Ct MOUNT EVELYN 3796	\$760,000	30/10/2020

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:

09/11/2020 14:14

5 Bella Vista Way, Lilydale Vic 3140

Michael Scudds
8418-6455
0418 380 314
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 4  2  0

Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$810,000
Median House Price
September quarter 2020: \$778,750

Comparable Properties



29 Community Way LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$821,000
Method: Private Sale
Date: 08/10/2020
Property Type: House
Land Size: 662 sqm approx

73 Summit Rd LILYDALE 3140 (REI)

Agent Comments

 4  3  3

Price: \$805,000
Method: Private Sale
Date: 21/10/2020
Property Type: House
Land Size: 1399 sqm approx



8 Jessica Ct MOUNT EVELYN 3796 (REI)

Agent Comments

 3  2  2

Price: \$760,000
Method: Private Sale
Date: 30/10/2020
Property Type: House
Land Size: 706 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



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.