

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 38 Morokai Grove, Lilydale Vic 3140

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$852,000 Property type House Suburb Lilydale

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

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
7 Olive Grove, Lilydale Vic 3140	\$775,000	02/03/2022
4 Karita Court, Lilydale Vic 3140	\$790,000	25/02/2022
89 Charles Road, Lilydale Vic 3140	\$747,000	21/01/2022

This Statement of Information was prepared on: 26/05/2022