

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

1 Surat Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$535,000

&

\$570,000

Median sale price

Median price \$570,000

Property Type Townhouse

Suburb Lilydale

Period - From 27/04/2022

to

26/04/2023

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	4 Raffaele CI LILYDALE 3140	\$600,000	23/03/2023
2	1/32 Kidgell St LILYDALE 3140	\$587,000	27/02/2023
3	117 Sherbrook Tce LILYDALE 3140	\$560,000	16/03/2023

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:

27/04/2023 13:13



Property Type:
Agent Comments

Indicative Selling Price
\$535,000 - \$570,000
Median Townhouse Price
27/04/2022 - 26/04/2023: \$570,000

Comparable Properties



4 Raffaele CI LILYDALE 3140 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 23/03/2023
Property Type: Townhouse (Single)
Land Size: 119 sqm approx



1/32 Kidgell St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$587,000
Method: Private Sale
Date: 27/02/2023
Property Type: House
Land Size: 242 sqm approx



117 Sherbrook Tce LILYDALE 3140 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 16/03/2023
Property Type: House (Res)

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122