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

24 Community Way, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$820,000		&		\$880,000			
Median sale p	rice							
Median price	\$870,500	Pro	operty Type	Hou	se		Suburb	Lilydale
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Sanctuary Ct LILYDALE 3140	\$870,000	01/03/2023
2	15 Nambour Dr MOOROOLBARK 3138	\$864,000	22/06/2023
3	19 Melody CI LILYDALE 3140	\$830,000	03/05/2023

OR

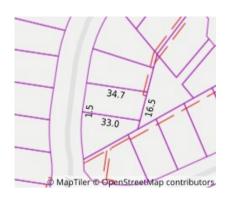
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/08/2023 18:26



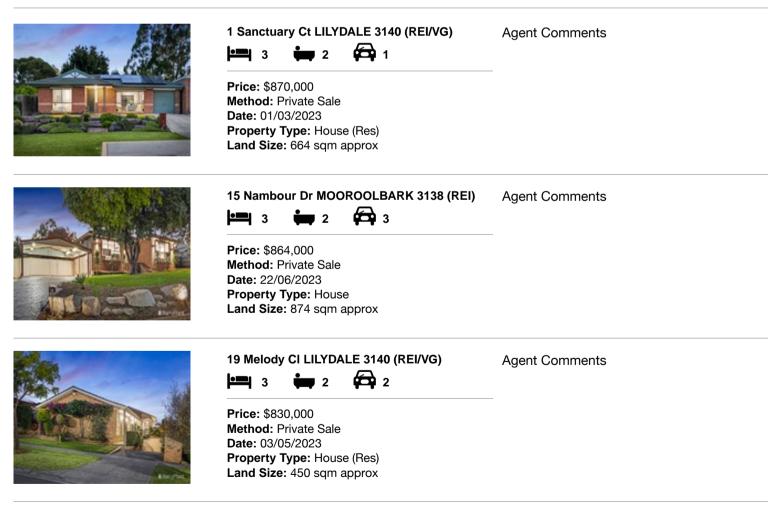






Rooms: 4 Property Type: House (Res) Land Size: 555 sqm approx Agent Comments Indicative Selling Price \$820,000 - \$880,000 Median House Price June quarter 2023: \$870,500

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



property data

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