

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 consumer.vic.gov.au/underquoting

Range between \$820,000 & \$880,000

Median sale price

Median price \$870,500 Property Type House Suburb Lilydale

Period - From 01/04/2023 to 30/06/2023 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	1 Sanctuary Ct LILYDALE 3140	\$870,000	01/03/2023
2	15 Nambour Dr MOOROOLBARK 3138	\$864,000	22/06/2023
3	19 Melody Ct 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



 3  2  2

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



1 Sanctuary Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  1

Price: \$870,000
Method: Private Sale
Date: 01/03/2023
Property Type: House (Res)
Land Size: 664 sqm approx



15 Nambour Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  3

Price: \$864,000
Method: Private Sale
Date: 22/06/2023
Property Type: House
Land Size: 874 sqm approx



19 Melody Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 03/05/2023
Property Type: House (Res)
Land Size: 450 sqm approx