

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 Eucalypt Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

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	22 The Ridge LILYDALE 3140	\$1,100,000	15/05/2023
2	3 Lilac Rise LILYDALE 3140	\$1,057,000	23/09/2023
3	1 Tudor Dr MOOROOLBARK 3138	\$1,052,000	19/05/2023

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:

05/10/2023 13:11



Property Type: Land
Land Size: 751 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 June quarter 2023: \$870,500

Comparable Properties



22 The Ridge LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 15/05/2023
Property Type: House
Land Size: 885 sqm approx



3 Lilac Rise LILYDALE 3140 (REI)

Agent Comments



Price: \$1,057,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 810 sqm approx



1 Tudor Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,052,000
Method: Private Sale
Date: 19/05/2023
Property Type: House
Land Size: 693 sqm approx