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	38 Eucalypt Drive, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$870,500	Pro	perty 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.

Ad	dress 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











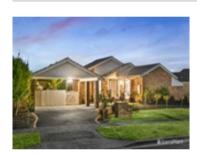


Property Type: Land Land Size: 751 sqm approx

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)







Price: \$1,057,000 Method: Auction Sale Date: 23/09/2023

Property Type: House (Res) Land Size: 810 sqm approx

Agent Comments



1 Tudor Dr MOOROOLBARK 3138 (REI/VG)

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

Account - Barry Plant | P: 03 9735 3300



