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

19 The Gateway, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$850,000	Pro	operty Type	Hou	se		Suburb	Lilydale
Period - From	01/10/2022	to	30/09/2023		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	18 Southern Crss CHIRNSIDE PARK 3116	\$982,000	31/08/2023
2	14 Polaris Way CHIRNSIDE PARK 3116	\$950,000	07/09/2023
3	118 The Gateway LILYDALE 3140	\$930,000	30/08/2023

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:

08/11/2023 14:53



19 The Gateway, Lilydale Vic 3140







Property Type: House (Res) **Land Size:** 720 sqm approx Agent Comments Ashley Hutson 97353300 0408 335 403 ahutson@barryplant.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending September 2023: \$850,000

Comparable Properties



18 Southern Crss CHIRNSIDE PARK 3116 (VG) Agent Comments



Price: \$982,000 Method: Sale Date: 31/08/2023 Property Type: House (Res) Land Size: 753 sqm approx



14 Polaris Way CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

Agent Comments



Price: \$950,000 Method: Private Sale Date: 07/09/2023 Property Type: House Land Size: 867 sqm approx



118 The Gateway LILYDALE 3140 (REI/VG)



Price: \$930,000 Method: Private Sale

Method: Private Sale Date: 30/08/2023 Property Type: House Land Size: 720 sqm approx

Account - Barry Plant | P: 03 9735 3300



propertydata

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