

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$850,000

Property Type House

Suburb Lilydale

Period - From 01/10/2022

to

30/09/2023

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	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

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending September 2023: \$850,000



 5  2  4

**Property Type:** House (Res)

**Land Size:** 720 sqm approx

**Agent Comments**

## Comparable Properties



**18 Southern Crss CHIRNSIDE PARK 3116 (VG)** **Agent Comments**

 5  -  -

**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**

 5  4  2

**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)**

**Agent Comments**

 3  2  2

**Price:** \$930,000

**Method:** Private Sale

**Date:** 30/08/2023

**Property Type:** House

**Land Size:** 720 sqm approx