

# 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 Winnetka Drive, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$809,950

### Median sale price

Median price

\$795,000

Property Type

House

Suburb

Lilydale

Period - From

01/01/2021

to

31/03/2021

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	61 Rolling Hills Rd CHIRNSIDE PARK 3116	\$850,000	24/03/2021
2	41 St Andrews Dr CHIRNSIDE PARK 3116	\$845,000	01/03/2021
3	16 Alexandra Rd LILYDALE 3140	\$845,000	05/12/2020

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:

11/05/2021 11:24



 5  3  3

**Property Type:** House  
**Land Size:** 907 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$809,950  
**Median House Price**  
March quarter 2021: \$795,000

## Comparable Properties



**61 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 24/03/2021  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**41 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 01/03/2021  
**Property Type:** House (Res)  
**Land Size:** 977 sqm approx



**16 Alexandra Rd LILYDALE 3140 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 05/12/2020  
**Property Type:** House (Res)  
**Land Size:** 734 sqm approx