Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	38 Winnetka Drive, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$809,950

Median sale price

Median price	\$795,000	Pro	perty 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

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

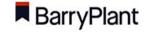
OR

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



Date of sale









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)

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Price: \$850,000 Method: Private Sale Date: 24/03/2021

Property Type: House (Res) Land Size: 864 sqm approx

Agent Comments



41 St Andrews Dr CHIRNSIDE PARK 3116

(REI/VG)





Price: \$845.000 Method: Private Sale Date: 01/03/2021

Property Type: House (Res) Land Size: 977 sqm approx

Agent Comments



16 Alexandra Rd LILYDALE 3140 (REI)

Price: \$845,000 Method: Private Sale Date: 05/12/2020

Property Type: House (Res) Land Size: 734 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



