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	1/19 Maroondah Highway, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$845,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/07/2021	to	30/09/2021		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

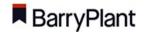
1	3 Bounty Ct LILYDALE 3140	\$708,000	29/06/2021
2	4 Nicholson La LILYDALE 3140	\$708,000	24/06/2021
3	10 Chapel St LILYDALE 3140	\$685,000	30/07/2021

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:	29/10/2021 13:14











Property Type: Agent Comments

Indicative Selling Price \$675,000 - \$705,000 **Median House Price** September quarter 2021: \$845,000

Comparable Properties



3 Bounty Ct LILYDALE 3140 (VG)

= 3





Price: \$708,000 Method: Sale Date: 29/06/2021

Property Type: House (Res) Land Size: 389 sqm approx **Agent Comments**

4 Nicholson La LILYDALE 3140 (VG)

-3





Price: \$708,000 Method: Sale Date: 24/06/2021

Property Type: House (Res) Land Size: 452 sqm approx **Agent Comments**

10 Chapel St LILYDALE 3140 (VG)



Method: Sale





Price: \$685,000

Date: 30/07/2021 Property Type: House (Res) Agent Comments

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



