

# 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

2 The Midway, 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 \$780,000 & \$820,000

### Median sale price

Median price \$862,500 Property Type House Suburb Lilydale

Period - From 01/04/2022 to 31/03/2023 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	19 Melody CI LILYDALE 3140	\$830,000	03/05/2023
2	5 Cashins Mill PI LILYDALE 3140	\$810,000	03/02/2023
3	110 Carronvale Rd MOOROOLBARK 3138	\$780,000	22/05/2023

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:

15/06/2023 10:53

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**Indicative Selling Price**

\$780,000 - \$820,000

**Median House Price**

Year ending March 2023: \$862,500



 3  2  1

**Property Type:** House

**Land Size:** 550 sqm approx

**Agent Comments**

## Comparable Properties



**19 Melody CI LILYDALE 3140 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 03/05/2023

**Property Type:** House (Res)

**Land Size:** 450 sqm approx



**5 Cashins Mill PI LILYDALE 3140 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 03/02/2023

**Property Type:** House

**Land Size:** 926 sqm approx



**110 Carronvale Rd MOOROOLBARK 3138 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$780,000

**Method:** Private Sale

**Date:** 22/05/2023

**Property Type:** House

**Land Size:** 958 sqm approx

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