

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

1 Erldunda Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$865,500

Property Type House

Suburb Lilydale

Period - From 12/07/2022

to

11/07/2023

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	15 Winnetka Dr LILYDALE 3140	\$765,000	29/06/2023
2	13a Clyde St LILYDALE 3140	\$725,000	03/05/2023
3	32 Rolloway Rise CHIRNSIDE PARK 3116	\$672,500	05/04/2023

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:

12/07/2023 14:11



 3  1  4

Rooms: 4
Property Type: House
Land Size: 868 sqm approx
Agent Comments

Indicative Selling Price
 \$690,000 - \$740,000
Median House Price
 12/07/2022 - 11/07/2023: \$865,500

Comparable Properties



15 Winnetka Dr LILYDALE 3140 (REI)

Agent Comments

 3  3  2

Price: \$765,000
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 856 sqm approx



13a Clyde St LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$725,000
Method: Private Sale
Date: 03/05/2023
Property Type: House
Land Size: 643 sqm approx



32 Rolloway Rise CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  -

Price: \$672,500
Method: Private Sale
Date: 05/04/2023
Property Type: House
Land Size: 867 sqm approx