## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 1/24 Winnetka Drive, Lilydale Vic 3140

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	ı/underquot	ting					
Single price	e \$714,950										
Median sale price											
Median price	\$843,750	Property Type		Ηοι	House		Suburb	Lilydale			
Period - From	01/04/2021	to	30/06/2021		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	112a Victoria Rd LILYDALE 3140	\$735,000	13/07/2021
2	92 Victoria Rd LILYDALE 3140	\$715,000	08/07/2021
3	17a Queen Rd LILYDALE 3140	\$715,000	18/08/2021

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:

21/09/2021 17:36

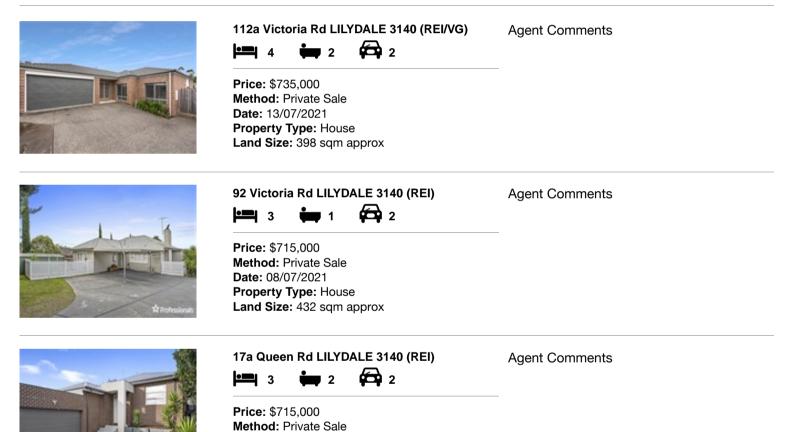






**Property Type:** Agent Comments Indicative Selling Price \$714,950 Median House Price June quarter 2021: \$843,750

# **Comparable Properties**



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

Date: 18/08/2021 Property Type: House Land Size: 426 sqm approx





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