

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

1/24 Winnetka Drive, Lilydale Vic 3140

Indicative selling price

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

Single price

\$714,950

Median sale price

Median price

\$843,750

Property Type

House

Suburb

Lilydale

Period - From

01/04/2021

to

30/06/2021

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	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



112a Victoria Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$735,000
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 398 sqm approx



92 Victoria Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$715,000
Method: Private Sale
Date: 08/07/2021
Property Type: House
Land Size: 432 sqm approx



17a Queen Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$715,000
Method: Private Sale
Date: 18/08/2021
Property Type: House
Land Size: 426 sqm approx