

# 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

77 Eucalypt Drive, 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 \$950,000 & \$1,030,000

### Median sale price

Median price \$871,000 Property Type House Suburb Lilydale

Period - From 15/11/2022 to 14/11/2023 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	24 Heritage Dr LILYDALE 3140	\$1,010,000	04/07/2023
2	114 Lakeview Dr LILYDALE 3140	\$952,000	21/09/2023
3	23 The Circuit LILYDALE 3140	\$950,000	07/06/2023

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: 15/11/2023 19:13



 4   
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  2

**Property Type:** House  
**Land Size:** 1408 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$950,000 - \$1,030,000  
**Median House Price**  
 15/11/2022 - 14/11/2023: \$871,000

## Comparable Properties



24 Heritage Dr LILYDALE 3140 (REI/VG)

Agent Comments

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**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 04/07/2023  
**Property Type:** House  
**Land Size:** 704 sqm approx



114 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments

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**Price:** \$952,000  
**Method:** Private Sale  
**Date:** 21/09/2023  
**Property Type:** House  
**Land Size:** 863 sqm approx



23 The Circuit LILYDALE 3140 (REI/VG)

Agent Comments

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  2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 07/06/2023  
**Property Type:** House (Res)  
**Land Size:** 624 sqm approx

Account - Barry Plant | P: 03 9735 3300