## 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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$950,000		&		\$1,030,000				
Median sale pr	rice								
Median price	\$871,000	Pro	Property Type		louse		Suburb	Lilydale	
Period - From	15/11/2022	to	14/11/2023		So	urce	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.

Ade	dress 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.

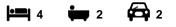
This Statement of Information was prepared on:

15/11/2023 19:13









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)



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



114 Lakeview Dr LILYDALE 3140 (REI) **6** 4

Agent Comments



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



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



propertydata

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