

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

17A North Road, Lilydale Vic 3140

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Lilydale

Period - From

02/10/2023

to

01/10/2024

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	3/44 Clarke St LILYDALE 3140	\$799,950	19/09/2024
2	37 North Rd LILYDALE 3140	\$740,000	28/08/2024
3	3 Eliza Mews LILYDALE 3140	\$650,000	15/08/2024

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:

02/10/2024 14:16



 4  3  2

Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
02/10/2023 - 01/10/2024: \$950,000

Comparable Properties



3/44 Clarke St LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$799,950
Method: Private Sale
Date: 19/09/2024
Property Type: Townhouse (Single)



37 North Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$740,000
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 874 sqm approx



3 Eliza Mews LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$650,000
Method: Private Sale
Date: 15/08/2024
Property Type: Townhouse (Single)