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

54 Charles Road, Lilydale Vic 3140

Indicative selling price

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

Single price | $1,190,000

Median sale price

| Median price | $1,025,000 | Property Type | House | Suburb | Lilydale |
| Period - From | 01/10/2023 | to | 31/12/2023 | 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	79 Eucalypt Dr LILYDALE 3140	$1,230,000	17/10/2023
2	7-9 Commercial Rd MOUNT EVELYN 3796	$1,215,000	11/10/2023
3	11-13 Edinburgh Rd LILYDALE 3140	$1,118,000	23/12/2023

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: | 22/02/2024 12:12

54 Charles Road, Lilydale Vic 3140

🛏 4	🛁 4	🚗 4

Property Type: House
Land Size: 8957 sqm approx

Agent Comments

Indicative Selling Price
$1,190,000
Median House Price
December quarter 2023: $1,025,000

Comparable Properties

79 Eucalypt Dr LILYDALE 3140 (REI/VG)

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Price: $1,230,000
Method: Private Sale
Date: 17/10/2023
Property Type: House
Land Size: 1228 sqm approx

Agent Comments

7-9 Commercial Rd MOUNT EVELYN 3796 (REI/VG)

🛏 4	🛁 2	🚗 7

Price: $1,215,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 2498 sqm approx

Agent Comments

11-13 Edinburgh Rd LILYDALE 3140 (REI)

🛏 4	🛁 2	🚗 8

Price: $1,118,000
Method: Private Sale
Date: 23/12/2023
Property Type: House
Land Size: 1665 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300