

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

174 Hereford Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$730,000

&

\$780,000

Median sale price

Median price \$875,000

Property Type House

Suburb Lilydale

Period - From 01/04/2024

to

30/06/2024

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	28 Mitchell Rd LILYDALE 3140	\$777,500	13/06/2024
2	22 North Rd LILYDALE 3140	\$750,000	12/06/2024
3	18 Stubbs Av MOUNT EVELYN 3796	\$740,000	25/04/2024

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:

16/09/2024 16:17



Property Type:
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median House Price
June quarter 2024: \$875,000

Comparable Properties



28 Mitchell Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$777,500
Method: Private Sale
Date: 13/06/2024
Property Type: House (Res)
Land Size: 1166 sqm approx



22 North Rd LILYDALE 3140 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 12/06/2024
Property Type: House (Res)
Land Size: 956 sqm approx



18 Stubbs Av MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 25/04/2024
Property Type: House
Land Size: 973 sqm approx