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

30 Morokai Grove, Lilydale Vic 3140

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price	Property Type	Suburb
$852,000	House	Lilydale

Period - From	to	Source
01/01/2022	31/03/2022	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	92a Victoria Rd LILYDALE 3140	$700,000	18/11/2021
2	2 Assunta Pl LILYDALE 3140	$684,000	20/11/2021
3	2 Tranquil Pl LILYDALE 3140	$676,850	08/04/2022

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: 27/04/2022 13:05

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🛏 **3** 🛁 **-** 🚗

Property Type: House (Previously Occupied - Detached)
Land Size: 865 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $690,000
Median House Price
March quarter 2022: $852,000

Comparable Properties

92a Victoria Rd LILYDALE 3140 (VG)

🛏 **3** 🛁 **-** 🚗 **-**

Price: $700,000
Method: Sale
Date: 18/11/2021
Property Type: House (Res)
Land Size: 434 sqm approx

Agent Comments

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2 Assunta Pl LILYDALE 3140 (VG)

🛏 **4** 🛁 **-** 🚗 **-**

Price: $684,000
Method: Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 144 sqm approx

Agent Comments

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2 Tranquil Pl LILYDALE 3140 (REI)

🛏 **3** 🛁 **2** 🚗 **1**

Price: $676,850
Method: Private Sale
Date: 08/04/2022
Property Type: House

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122