

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

5/9 Maroondah Highway, Lilydale Vic 3140

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$543,675 Property Type Unit Suburb Lilydale

Period - From 01/04/2021 to 30/06/2021 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	3/18 Beresford Rd LILYDALE 3140	\$562,000	31/08/2021
2	1 Leaves CI LILYDALE 3140	\$552,000	07/08/2021
3	4/22 Slevin St LILYDALE 3140	\$540,000	30/06/2021

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:

14/10/2021 11:02



Property Type: House (Res)

Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

June quarter 2021: \$543,675

Comparable Properties



3/18 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$562,000

Method: Private Sale

Date: 31/08/2021

Property Type: Unit



1 Leaves CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$552,000

Method: Private Sale

Date: 07/08/2021

Property Type: Townhouse (Single)



4/22 Slevin St LILYDALE 3140 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 30/06/2021

Property Type: Unit

Land Size: 136 sqm approx

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