

# 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 Olive Grove, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$700,000

### Median sale price

Median price

\$850,000

Property type

House

Suburb

Lilydale

Period - From

01/01/2023

to

31/03/2023

Source

REIV

### Comparable property sales

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
9 Olive Grove, Lilydale Vic 3140	\$699,000	19/04/2023
34 Hawkins Road, Montrose Vic 3765	\$700,000	27/03/2023
136 Quinn Crescent, Mount Evelyn Vic 3796	\$665,000	14/02/2023

This Statement of Information was prepared on:

28/06/2023