

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

22 Winnetka Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$695,000

&

\$745,000

Median sale price

Median price \$870,500

Property Type House

Suburb Lilydale

Period - From 01/04/2023

to

30/06/2023

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	16 Summit Rd LILYDALE 3140	\$743,500	17/03/2023
2	5 Orion Ct LILYDALE 3140	\$731,000	06/07/2023
3	13a Clyde St LILYDALE 3140	\$725,000	03/05/2023

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:

07/08/2023 16:43



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  1

Property Type: House
Land Size: 901 sqm approx
Agent Comments

Indicative Selling Price
 \$695,000 - \$745,000
Median House Price
 June quarter 2023: \$870,500

Comparable Properties

16 Summit Rd LILYDALE 3140 (VG)

Agent Comments

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Price: \$743,500
Method: Sale
Date: 17/03/2023
Property Type: House (Res)
Land Size: 761 sqm approx



5 Orion Ct LILYDALE 3140 (REI)

Agent Comments

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  2

Price: \$731,000
Method: Private Sale
Date: 06/07/2023
Property Type: House
Land Size: 988 sqm approx



13a Clyde St LILYDALE 3140 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$725,000
Method: Private Sale
Date: 03/05/2023
Property Type: House
Land Size: 643 sqm approx

Account - Barry Plant | P: 03 9735 3300