

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

14 Bowen Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$879,950

Median sale price

Median price

\$920,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2021

to

31/12/2021

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	54 Kingswood Dr CHIRNSIDE PARK 3116	\$891,000	28/02/2022
2	5 Willowtree Way CHIRNSIDE PARK 3116	\$880,000	15/02/2022
3	24A Bowen Rd LILYDALE 3140	\$830,000	22/10/2021

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:

31/03/2022 12:57



 4  2  2

Property Type: House
Land Size: 411 sqm approx
Agent Comments

Indicative Selling Price
\$879,950

Median House Price
December quarter 2021: \$920,000

Comparable Properties



54 Kingswood Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 3  2  2

Price: \$891,000
Method: Private Sale
Date: 28/02/2022
Property Type: House
Land Size: 569 sqm approx



5 Willowtree Way CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 3  2  2

Price: \$880,000
Method: Private Sale
Date: 15/02/2022
Property Type: House



24A Bowen Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 22/10/2021
Property Type: House
Land Size: 482 sqm approx