

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

52 Victoria Road, Lilydale Vic 3140

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Lilydale

Period - From

01/07/2023

to

30/06/2024

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	32 Rouke St LILYDALE 3140	\$950,000	24/07/2024
2	26 Albert Hill Rd LILYDALE 3140	\$981,000	16/04/2024
3	17 Slevin St LILYDALE 3140	\$1,015,000	18/03/2024

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:

06/08/2024 15:09



 6  2  2

Property Type: House (Res)

Land Size: 880 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

Year ending June 2024: \$930,000

Comparable Properties



32 Rouke St LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 24/07/2024

Property Type: House

Land Size: 1007 sqm approx



26 Albert Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  4

Price: \$981,000

Method: Private Sale

Date: 16/04/2024

Property Type: House

Land Size: 818 sqm approx



17 Slevin St LILYDALE 3140 (REI)

Agent Comments

 2  1  2

Price: \$1,015,000

Method: Private Sale

Date: 18/03/2024

Property Type: House

Land Size: 1013 sqm approx