

# 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

11 Stuart Road, 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 \$700,000

Property Type House

Suburb Lilydale

Period - From 01/10/2019

to 31/12/2019

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	27 Edward Rd CHIRNSIDE PARK 3116	\$700,000	18/11/2019
2	5 Olsen Cl MOOROOLBARK 3138	\$693,000	10/09/2019
3	34 Autumn Gr MOOROOLBARK 3138	\$692,500	03/01/2020

**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:

04/02/2020 16:05



**Property Type:** House  
**Land Size:** 947.071 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median House Price**  
December quarter 2019: \$700,000

## Comparable Properties



**27 Edward Rd CHIRNSIDE PARK 3116 (REI)** **Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 18/11/2019  
**Property Type:** House  
**Land Size:** 869 sqm approx



**5 Olsen Ct MOOROOLBARK 3138 (REI/VG)** **Agent Comments**



**Price:** \$693,000  
**Method:** Private Sale  
**Date:** 10/09/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 989 sqm approx



**34 Autumn Gr MOOROOLBARK 3138 (REI)** **Agent Comments**



**Price:** \$692,500  
**Method:** Private Sale  
**Date:** 03/01/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 913 sqm approx