

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

16 Heritage Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,250,000

&

\$1,325,000

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	32 The Ridge LILYDALE 3140	\$1,350,000	20/05/2023
2	38 Hyne St LILYDALE 3140	\$1,300,000	28/02/2023
3	304 Swansea Rd MOUNT EVELYN 3796	\$1,260,000	16/06/2023

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:

24/08/2023 10:31



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Property Type: House (Res)

Land Size: 735 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,325,000

Median House Price

June quarter 2023: \$870,500

Comparable Properties



32 The Ridge LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Private Sale

Date: 20/05/2023

Property Type: House

Land Size: 1956 sqm approx

38 Hyne St LILYDALE 3140 (VG)

Agent Comments

 4  -  -

Price: \$1,300,000

Method: Sale

Date: 28/02/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4063 sqm approx



304 Swansea Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 3990 sqm approx