

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

17a North Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$867,500

Property Type House

Suburb Lilydale

Period - From 01/03/2022

to

28/02/2023

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	9 Taurus Ct LILYDALE 3140	\$750,000	04/02/2023
2	6 Parkside Ct LILYDALE 3140	\$736,161	08/12/2022
3	364 Swansea Rd LILYDALE 3140	\$715,000	25/01/2023

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:

01/03/2023 16:28



 4  3  2

Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
01/03/2022 - 28/02/2023: \$867,500

Comparable Properties



9 Taurus Ct LILYDALE 3140 (REI)

Agent Comments

 4  2  1

Price: \$750,000
Method: Private Sale
Date: 04/02/2023
Property Type: House (Res)
Land Size: 472 sqm approx



6 Parkside CI LILYDALE 3140 (REI)

Agent Comments

 4  2  1

Price: \$736,161
Method: Private Sale
Date: 08/12/2022
Property Type: House
Land Size: 563 sqm approx



364 Swansea Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$715,000
Method: Private Sale
Date: 25/01/2023
Property Type: House
Land Size: 623 sqm approx