

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

20 Marven Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$880,000

Property Type House

Suburb Lilydale

Period - From 01/04/2021

to

31/03/2022

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 | 14 Charles Rd LILYDALE 3140 | \$2,100,000 | 22/11/2021 |
| 2 | 21 Edinburgh Rd LILYDALE 3140 | \$1,950,000 | 09/11/2021 |
| 3 | 16 Charles Rd LILYDALE 3140 | \$1,950,000 | 18/11/2021 |

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:

04/05/2022 13:30



 4  3  6

Property Type: House
Land Size: 3994 sqm approx
Agent Comments

Indicative Selling Price
 \$1,950,000 - \$2,100,000
Median House Price
 Year ending March 2022: \$880,000

Comparable Properties



14 Charles Rd LILYDALE 3140 (REI/VG)

Agent Comments

 5  2  3

Price: \$2,100,000
Method: Private Sale
Date: 22/11/2021
Property Type: House (Res)
Land Size: 5561 sqm approx



21 Edinburgh Rd LILYDALE 3140 (REI/VG)

Agent Comments

 5  2  5

Price: \$1,950,000
Method: Private Sale
Date: 09/11/2021
Property Type: House
Land Size: 4000 sqm approx



16 Charles Rd LILYDALE 3140 (REI)

Agent Comments

 5  4  3

Price: \$1,950,000
Method: Private Sale
Date: 18/11/2021
Property Type: House
Land Size: 4555 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122