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	20 Marven Court, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,950,000	&	\$2,100,000
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Median sale price

Median price	\$880,000	Pro	perty 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.

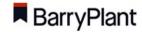
Ad	dress of comparable property	Price	Date of sale
1	14 Charles Rd LILYDALE 3140	\$2,100,000	22/11/2021
2	21 Edinburgh Rd LILYDALE 3140	\$1,950,000	09/11/2021
3	16 Charles Rd LILYDALE 3140	\$1,950,000	18/11/2021

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













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)





Price: \$2,100,000 Method: Private Sale Date: 22/11/2021

Property Type: House (Res) Land Size: 5561 sqm approx **Agent Comments**



21 Edinburgh Rd LILYDALE 3140 (REI/VG)







Agent Comments

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)





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

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



