

# 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

7 Rolaine Close, 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 \$640,000

&

\$680,000

### Median sale price

Median price \$860,500

Property Type House

Suburb Lilydale

Period - From 01/07/2022

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	69 Alexandra Rd LILYDALE 3140	\$681,000	08/04/2023
2	472 Swansea Rd LILYDALE 3140	\$665,000	28/02/2023
3	5 Goodall Dr LILYDALE 3140	\$646,000	01/06/2023

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:

18/08/2023 11:06

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**Indicative Selling Price**

\$640,000 - \$680,000

**Median House Price**

Year ending June 2023: \$860,500



 3  1  1

**Property Type:** House

**Land Size:** 510 sqm approx

**Agent Comments**

## Comparable Properties



**69 Alexandra Rd LILYDALE 3140 (REI/VG)**

 3  2  1

**Price:** \$681,000

**Method:** Private Sale

**Date:** 08/04/2023

**Property Type:** House

**Land Size:** 315 sqm approx

**Agent Comments**

Very neat and tidy. Semi ensuite. smaller land.



**472 Swansea Rd LILYDALE 3140 (REI/VG)**

 3  2  2

**Price:** \$665,000

**Method:** Private Sale

**Date:** 28/02/2023

**Property Type:** House

**Land Size:** 539 sqm approx

**Agent Comments**

Renovated and very neat. No car accommodation, busy main road



**5 Goodall Dr LILYDALE 3140 (REI)**

 3  1  1

**Price:** \$646,000

**Method:** Private Sale

**Date:** 01/06/2023

**Property Type:** House

**Land Size:** 865 sqm approx

**Agent Comments**

Larger allotment but steep and unusable front yard.