

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

41 Mitchell Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 31/12/2023 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	7 Everton Rd MOUNT EVELYN 3796	\$801,000	10/11/2023
2	4 The Portal LILYDALE 3140	\$800,000	03/01/2024
3	2 Vega CI LILYDALE 3140	\$775,000	26/09/2023

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:

14/02/2024 14:50



3 1 1

Property Type: House
Land Size: 930 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
December quarter 2023: \$1,025,000

Comparable Properties



7 Everton Rd MOUNT EVELYN 3796 (REI/VG) **Agent Comments**

3 2 2

Price: \$801,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 966 sqm approx



4 The Portal LILYDALE 3140 (REI/VG) **Agent Comments**

3 2 2

Price: \$800,000
Method: Private Sale
Date: 03/01/2024
Property Type: House
Land Size: 469 sqm approx



2 Vega Ct LILYDALE 3140 (REI/VG) **Agent Comments**

3 1 2

Price: \$775,000
Method: Private Sale
Date: 26/09/2023
Property Type: House
Land Size: 864 sqm approx

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