

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

17 Clearwater Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$970,000

&

\$1,060,000

Median sale price

Median price \$920,000

Property Type House

Suburb Lilydale

Period - From 01/10/2021

to 31/12/2021

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	87 Bastow Rd LILYDALE 3140	\$1,085,000	27/10/2021
2	3 Dixon PI LILYDALE 3140	\$1,070,000	09/03/2022
3	16 Empire Dr MOOROOLBARK 3138	\$1,065,000	02/12/2021

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:

24/03/2022 12:12



 4  1  2

Rooms: 5
Property Type: House
Land Size: 781 sqm approx
Agent Comments

Indicative Selling Price
\$970,000 - \$1,060,000
Median House Price
December quarter 2021: \$920,000

Comparable Properties



87 Bastow Rd LILYDALE 3140 (VG)

Agent Comments

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Price: \$1,085,000
Method: Sale
Date: 27/10/2021
Property Type: House (Res)
Land Size: 921 sqm approx



3 Dixon PI LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$1,070,000
Method: Private Sale
Date: 09/03/2022
Property Type: House
Land Size: 751 sqm approx

16 Empire Dr MOOROOLBARK 3138 (VG)

Agent Comments

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Price: \$1,065,000
Method: Sale
Date: 02/12/2021
Property Type: House (Res)
Land Size: 649 sqm approx

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