

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

19 The Circuit, 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 \$845,000 Property Type House Suburb Lilydale

Period - From 01/07/2021 to 30/09/2021 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.

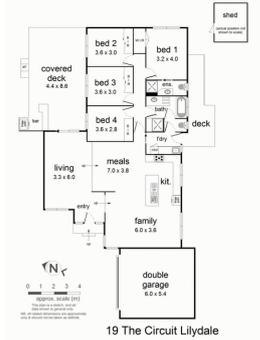
	Address of comparable property	Price	Date of sale
1	8 Russell Av MOOROOLBARK 3138	\$850,000	06/08/2021
2	15 Brack Ct MOOROOLBARK 3138	\$850,000	08/07/2021
3	13 Russell Av MOOROOLBARK 3138	\$845,000	02/10/2021

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:

17/11/2021 16:06



4 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
 \$790,000 - \$850,000
Median House Price
 September quarter 2021: \$845,000

Comparable Properties



8 Russell Av MOOROOLBARK 3138 (REI/VG) **Agent Comments**

1 - -

Price: \$850,000
Method: Private Sale
Date: 06/08/2021
Property Type: House (Res)
Land Size: 856 sqm approx



15 Brack Ct MOOROOLBARK 3138 (REI/VG) **Agent Comments**

4 2 2

Price: \$850,000
Method: Private Sale
Date: 08/07/2021
Property Type: House
Land Size: 487 sqm approx



13 Russell Av MOOROOLBARK 3138 (REI/VG) **Agent Comments**

3 1 2

Price: \$845,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 1016 sqm approx

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