

# 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

42 Morokai Grove, 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 \$650,000 & \$700,000

### Median sale price

Median price \$860,000 Property Type House Suburb Lilydale

Period - From 08/06/2022 to 07/06/2023 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	72 Roseman Rd CHIRNSIDE PARK 3116	\$715,000	09/02/2023
2	110 Victoria Rd LILYDALE 3140	\$675,000	17/05/2023
3	32 Morokai Gr LILYDALE 3140	\$660,000	14/05/2023

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:

08/06/2023 10:00

Ashley Hutson  
97353300

0408 335 403

ahutson@barryplant.com.au

**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

08/06/2022 - 07/06/2023: \$860,000



 3  2  2

**Rooms:** 5

**Property Type:** House

**Land Size:** 406 sqm approx

Agent Comments

## Comparable Properties



**72 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 09/02/2023

**Property Type:** House

**Land Size:** 449 sqm approx



**110 Victoria Rd LILYDALE 3140 (REI)**

Agent Comments

 3  2  1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 17/05/2023

**Property Type:** House

**Land Size:** 357 sqm approx



**32 Morokai Gr LILYDALE 3140 (REI)**

Agent Comments

 3  1  2

**Price:** \$660,000

**Method:** Private Sale

**Date:** 14/05/2023

**Property Type:** House

**Land Size:** 382 sqm approx

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