Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	6 The Circuit, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000 & \$900,000	Range between	\$850,000	&	\$900,000
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Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	107 Lakeview Dr LILYDALE 3140	\$900,000	18/12/2024
2	32 Autumn Gr MOOROOLBARK 3138	\$890,000	14/10/2024
3	11 Meadowvale Ct LILYDALE 3140	\$865,000	19/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/01/2025 14:15













Property Type: House **Land Size:** 651 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$900,000 Median House Price Year ending September 2024: \$900,000

Comparable Properties



107 Lakeview Dr LILYDALE 3140 (REI)

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Agent Comments

Price: \$900,000 Method: Private Sale Date: 18/12/2024 Property Type: House Land Size: 870 sqm approx

32 Autumn Gr MOOROOLBARK 3138 (VG)

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Agent Comments

Price: \$890,000 **Method:** Sale **Date:** 14/10/2024

Property Type: House (Res)



11 Meadowvale Ct LILYDALE 3140 (REI/VG)

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Price: \$865,000 Method: Private Sale Date: 19/09/2024 Property Type: House Land Size: 949 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300





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