

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

11-13 Edinburgh Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$877,500

Property Type

House

Suburb

Lilydale

Period - From

06/12/2022

to

05/12/2023

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	11 Harmony CI LILYDALE 3140	\$1,215,000	08/08/2023
2	7-9 Commercial Rd MOUNT EVELYN 3796	\$1,215,000	11/10/2023
3	55-57 Commercial Rd MOUNT EVELYN 3796	\$1,080,000	28/11/2023

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:

06/12/2023 18:25



Property Type: House (Previously Occupied - Detached)
Land Size: 1664 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
06/12/2022 - 05/12/2023: \$877,500

Comparable Properties



11 Harmony CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,215,000
Method: Private Sale
Date: 08/08/2023
Property Type: House
Land Size: 1274 sqm approx



7-9 Commercial Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$1,215,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 2498 sqm approx



55-57 Commercial Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 1788 sqm approx