

# 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

4 Tinaroo 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 \$600,000

&

\$650,000

### Median sale price

Median price \$870,500

Property Type House

Suburb Lilydale

Period - From 01/04/2023

to

30/06/2023

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	6a Queen Rd LILYDALE 3140	\$650,000	04/08/2023
2	2/67 Cave Hill Rd LILYDALE 3140	\$633,000	14/06/2023
3	8 Berwick St LILYDALE 3140	\$625,000	29/07/2023

**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:

11/10/2023 17:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median House Price**  
June quarter 2023: \$870,500

## Comparable Properties

**6a Queen Rd LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$650,000  
**Method:** Sale  
**Date:** 04/08/2023  
**Property Type:** House (Res)  
**Land Size:** 453 sqm approx



**2/67 Cave Hill Rd LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$633,000  
**Method:** Private Sale  
**Date:** 14/06/2023  
**Property Type:** Townhouse (Single)



**8 Berwick St LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)

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