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	

Indicative selling price

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

Range between	\$600,000	&	\$650,000

Median sale price

Median price	\$870,500	Pro	perty 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

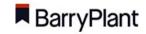
Address of comparable property		Price	Date of sale
1	6a Queen Rd LILYDALE 3140	\$650,000	04/08/2023
2	2/67 Cave Hill Rd LILYDALE 3140	\$633,000	14/06/2023
3	8 Berwick St LILYDALE 3140	\$625,000	29/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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

Comparable Properties

6a Queen Rd LILYDALE 3140 (VG)

--- 2

Price: \$650,000 Method: Sale Date: 04/08/2023

Property Type: House (Res) Land Size: 453 sqm approx

Agent Comments



2/67 Cave Hill Rd LILYDALE 3140 (REI)

Price: \$633,000 Method: Private Sale Date: 14/06/2023

Property Type: Townhouse (Single)

Agent Comments



- 2

Price: \$625.000 Method: Private Sale Date: 29/07/2023

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9735 3300



