

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

8 The Midway, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$880,000

Property Type House

Suburb Lilydale

Period - From 20/07/2021

to

19/07/2022

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	112 Lakeview Dr LILYDALE 3140	\$1,100,000	14/06/2022
2	11 Melody CI LILYDALE 3140	\$1,100,000	30/05/2022
3	17 Clearwater Dr LILYDALE 3140	\$1,093,000	28/03/2022

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:

20/07/2022 11:56



 5  2  2

Rooms: 7
Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
 \$1,080,000 - \$1,180,000
Median House Price
 20/07/2021 - 19/07/2022: \$880,000

Comparable Properties



112 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments

 5  2  2

Price: \$1,100,000
Method: Private Sale
Date: 14/06/2022
Property Type: House
Land Size: 865 sqm approx



11 Melody Ct LILYDALE 3140 (REI)

Agent Comments

 5  3  4

Price: \$1,100,000
Method: Private Sale
Date: 30/05/2022
Property Type: House
Land Size: 516 sqm approx



17 Clearwater Dr LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,093,000
Method: Private Sale
Date: 28/03/2022
Property Type: House
Land Size: 774 sqm approx