Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 The Midway, Lilydale Vic 3140

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|----------|--|
| Range betweer | \$1,080,000 | | & | | \$1,180,000 | | | | |
| Median sale pr | rice | | | | | | | | |
| Median price | \$880,000 | Pro | operty Type | Hou | se | | Suburb | Lilydale | |
| Period - From | 20/07/2021 | to | 19/07/2022 | | So | urce | 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.

| Ade | dress 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









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





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

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



propertydata

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