## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	3 Bolger Walk, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$800,000 & \$880,000
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### Median sale price

Median price	\$915,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	82a Blackburn Rd MOOROOLBARK 3138	\$897,100	15/01/2025
2	6A Anglo Ct MOOROOLBARK 3138	\$860,000	26/12/2024
3	3 Pardella Way LILYDALE 3140	\$915,000	11/11/2024

#### 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:	30/01/2025 12:51









Indicative Selling Price \$800,000 - \$880,000 Median House Price December quarter 2024: \$915,000

# Comparable Properties



82a Blackburn Rd MOOROOLBARK 3138 (REI)

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2

**3** 2

**Agent Comments** 

Price: \$897,100 Method: Private Sale Date: 15/01/2025 Property Type: House



6A Anglo Ct MOOROOLBARK 3138 (REI/VG)

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2

*a* 

**Agent Comments** 

Price: \$860,000 Method: Private Sale Date: 26/12/2024

**Property Type:** Townhouse (Single) **Land Size:** 509 sqm approx



3 Pardella Way LILYDALE 3140 (REI/VG)

3

2

Agent Comments

Price: \$915,000 Method: Private Sale Date: 11/11/2024 Property Type: House Land Size: 353 sqm approx

Account - Barry Plant | P: 03 9735 3300





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