## 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

39 Earlswood Place, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,250,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$875,000	Pro	operty Type	Hou	se		Suburb	Lilydale
Period - From	01/04/2024	to	30/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Grand View Gr LILYDALE 3140	\$1,280,000	16/07/2024
2	7 Heritage Dr LILYDALE 3140	\$1,520,000	15/06/2024
3	1 Potters Rise LILYDALE 3140	\$1,200,000	26/04/2024

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:

16/09/2024 15:49









Property Type: House Land Size: 521 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,320,000 Median House Price June quarter 2024: \$875,000

# **Comparable Properties**

7 Grand View Gr LILYDALE 3140 (REI) 2 2 2 Price: \$1,280,000 Method: Private Sale Date: 16/07/2024 Property Type: House (Res) Land Size: 800 sqm approx	Agent Comments
7 Heritage Dr LILYDALE 3140 (REI/VG) 5 3 3 3 Price: \$1,520,000 Method: Private Sale Date: 15/06/2024 Property Type: House (Res) Land Size: 807 sqm approx	Agent Comments
1 Potters Rise LILYDALE 3140 (VG) ■ 4 • 2 • • • • • • • • • • • • • • • • •	Agent Comments

Account - Barry Plant | P: 03 9842 8888

propertydata



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