

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

2 Libra Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$870,500 Property 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	Price	Date of sale
1	2 Woodlee Rise LILYDALE 3140	\$1,075,000	01/06/2023
2	68 Alexandra Rd LILYDALE 3140	\$1,022,300	10/05/2023
3	24 Heritage Dr LILYDALE 3140	\$1,010,000	04/07/2023

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:

05/10/2023 10:58



Rooms: 6
Property Type: House
Land Size: 965 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 June quarter 2023: \$870,500

Comparable Properties



2 Woodlee Rise LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 01/06/2023
Property Type: House
Land Size: 803 sqm approx



68 Alexandra Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,022,300
Method: Private Sale
Date: 10/05/2023
Property Type: House (Res)
Land Size: 884 sqm approx



24 Heritage Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,010,000
Method: Private Sale
Date: 04/07/2023
Property Type: House
Land Size: 704 sqm approx