## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

# Property offered for sale

#### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$870,500	Pro	perty 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.

Add	ress of comparable property	Price	Date of sale
1	2 Woodlee Rise LILYDALE 3140	\$1,075,000	01/06/2023

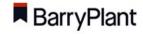
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	2	68 Alexandra Rd LILYDALE 3140	\$1,022,300	10/05/2023
Γ	3	24 Heritage Dr LILYDALE 3140	\$1,010,000	04/07/2023

#### 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)



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



68 Alexandra Rd LILYDALE 3140 (REI/VG)





Price: \$1,022,300 Method: Private Sale Date: 10/05/2023

Property Type: House (Res) Land Size: 884 sqm approx

Agent Comments



24 Heritage Dr LILYDALE 3140 (REI/VG)





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

**Account** - Barry Plant | P: 03 9735 3300



