

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

348/471 Maroondah Highway, Lilydale Vic 3140

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	251 Grosvenor Wlk LILYDALE 3140	\$750,000	07/08/2021
2	218 Chelsworth Park La LILYDALE 3140	\$635,000	30/11/2020
3	185 St Ambrose Gr LILYDALE 3140	\$610,000	25/05/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

04/03/2022 19:36



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Property Type: Apartment

Agent Comments

Comparable Properties

251 Grosvenor Wlk LILYDALE 3140 (VG)

Agent Comments

3 - -

Price: \$750,000

Method: Sale

Date: 07/08/2021

Property Type: Retirement Village Individual
Flat/Unit

218 Chelsworth Park La LILYDALE 3140 (VG)

Agent Comments

3 - -

Price: \$635,000

Method: Sale

Date: 30/11/2020

Property Type: Retirement Village Individual
Flat/Unit

185 St Ambrose Gr LILYDALE 3140 (VG)

Agent Comments

3 - -

Price: \$610,000

Method: Sale

Date: 25/05/2021

Property Type: Retirement Village Individual
Flat/Unit