

# 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

11 Park Lane, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$840,000

### Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2023

to

31/12/2023

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	97 Hayrick La MOOROOLBARK 3138	\$837,000	30/11/2023
2	15 Charlwood Dr MOOROOLBARK 3138	\$831,000	14/12/2023
3	25 Charlwood Dr MOOROOLBARK 3138	\$820,000	08/02/2024

**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:

14/03/2024 09:46



 4  2  2

**Property Type:** House  
**Land Size:** 526 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$840,000  
**Median House Price**  
December quarter 2023: \$1,025,000

## Comparable Properties



**97 Hayrick La MOOROOLBARK 3138 (REI/VG)** **Agent Comments**

 4  2  3

**Price:** \$837,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** House  
**Land Size:** 866 sqm approx



**15 Charlwood Dr MOOROOLBARK 3138 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$831,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** House  
**Land Size:** 553 sqm approx



**25 Charlwood Dr MOOROOLBARK 3138 (REI)** **Agent Comments**

 3  2  2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 08/02/2024  
**Property Type:** House  
**Land Size:** 536 sqm approx