

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

21 The Circuit, Lilydale Vic 3140

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$683,500 Property Type House Suburb Lilydale

Period - From 01/10/2018 to 30/09/2019 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	14 Oakbank Ct MOOROOLBARK 3138	\$810,000	02/11/2019
2	3 Harmony Ct LILYDALE 3140	\$796,000	31/07/2019
3	16 Fitzgerald Ct MOOROOLBARK 3138	\$792,000	21/11/2019

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:

14/01/2020 14:20



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Property Type: House
Land Size: 989 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending September 2019: \$683,500

Comparable Properties



14 Oakbank Ct MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$810,000
Method: Private Sale
Date: 02/11/2019
Rooms: 8
Property Type: House (Res)
Land Size: 1262 sqm approx



3 Harmony CI LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$796,000
Method: Private Sale
Date: 31/07/2019
Rooms: 6
Property Type: House
Land Size: 872 sqm approx



16 Fitzgerald Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$792,000
Method: Private Sale
Date: 21/11/2019
Rooms: 6
Property Type: House
Land Size: 871 sqm approx