#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	5/19 Maroondah Highway, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$620,000	&	\$680,000
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#### Median sale price

Median price	\$828,500	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2020	to	30/09/2021		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

	aress of comparable property	1 1100	Date of Sale
1	4 Odell Ct LILYDALE 3140	\$675,000	09/07/2021
2	10/37-39 Maroondah Hwy LILYDALE 3140	\$670,000	07/10/2021
3	13 Blair St LILYDALE 3140	\$660,000	29/06/2021

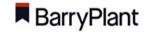
#### OR

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:	15/10/2021 13:18



Date of sale









**Property Type: Agent Comments** 

**Indicative Selling Price** \$620,000 - \$680,000 **Median House Price** Year ending September 2021: \$828,500

## Comparable Properties



4 Odell Ct LILYDALE 3140 (REI/VG)

**—** 3





**6** 2

Price: \$675,000 Method: Private Sale Date: 09/07/2021 Property Type: House Land Size: 1075 sqm approx **Agent Comments** 



10/37-39 Maroondah Hwy LILYDALE 3140 (REI) Agent Comments

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Price: \$670,000 Method: Private Sale Date: 07/10/2021 Property Type: Unit



13 Blair St LILYDALE 3140 (REI/VG)





Price: \$660,000 Method: Private Sale Date: 29/06/2021 Property Type: House Land Size: 405 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



