

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

27 Beresford Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$670,000

&

\$710,000

Median sale price

Median price \$870,500

Property 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.

	Address of comparable property	Price	Date of sale
1	1/18 Clubpoint Dr CHIRNSIDE PARK 3116	\$717,000	27/05/2023
2	42 Morokai Gr LILYDALE 3140	\$703,000	20/06/2023
3	6/3-5 Camplin Rise LILYDALE 3140	\$665,000	19/05/2023

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:

03/08/2023 09:46



 3  1  0

Rooms: 4
Property Type: House
Land Size: 494 sqm approx
Agent Comments

Indicative Selling Price
 \$670,000 - \$710,000
Median House Price
 June quarter 2023: \$870,500

Comparable Properties



1/18 Clubpoint Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  1

Price: \$717,000
Method: Private Sale
Date: 27/05/2023
Property Type: House (Res)



42 Morokai Gr LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$703,000
Method: Private Sale
Date: 20/06/2023
Property Type: House (Res)



6/3-5 Camplin Rise LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$665,000
Method: Private Sale
Date: 19/05/2023
Property Type: House
Land Size: 316 sqm approx