

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

3 Heritage Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$871,000

Property Type House

Suburb Lilydale

Period - From 15/11/2022

to

14/11/2023

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	2 Libra CI LILYDALE 3140	\$1,150,000	18/10/2023
2	2 Woodlee Rise LILYDALE 3140	\$1,075,000	01/06/2023
3	3 Lilac Rise LILYDALE 3140	\$1,057,000	23/09/2023

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:

15/11/2023 17:01

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 4  2  4

Property Type: House
Land Size: 700 sqm approx
Agent Comments
15 Year old (approx) custom built home

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
15/11/2022 - 14/11/2023: \$871,000

Comparable Properties



2 Libra CI LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 18/10/2023
Property Type: House
Land Size: 965 sqm approx



2 Woodlee Rise LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,075,000
Method: Private Sale
Date: 01/06/2023
Property Type: House
Land Size: 803 sqm approx



3 Lilac Rise LILYDALE 3140 (REI)

Agent Comments

 4  3  4

Price: \$1,057,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 810 sqm approx