

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

25 Olive Grove, Lilydale

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$\* or range between \$770,000 & \$820,000

**Median sale price**

Median price \$795,000 Property type **House** Suburb **Lilydale**

Period - From **01/01/2021** to **31/03/2021** Source **REIU**

**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) 25 Marcus Street, Mount Evelyn	\$787,000	13/11/2020
2) 35 Marcus Street, Mount Evelyn	\$825,001	05/03/2021
3) 11 Graneby Rise, Mount Evelyn	\$858,000	30/11/2020

**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: 12/05/2021 09:38