

# 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

10 Rolaine Close, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$770,000

### Median sale price

Median price \$880,000

Property Type House

Suburb Lilydale

Period - From 01/04/2021

to 31/03/2022

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	21 Bristol Cr LILYDALE 3140	\$755,000	04/12/2021
2	366 Swansea Rd LILYDALE 3140	\$750,000	19/01/2022
3	127 Birmingham Rd MOUNT EVELYN 3796	\$745,000	12/01/2022

**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:

31/05/2022 13:53



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**Property Type:** House  
**Land Size:** 740 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
Year ending March 2022: \$880,000

## Comparable Properties



**21 Bristol Cr LILYDALE 3140 (REI/VG)**

**Agent Comments**

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**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 04/12/2021  
**Property Type:** House  
**Land Size:** 635 sqm approx



**366 Swansea Rd LILYDALE 3140 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 19/01/2022  
**Property Type:** House  
**Land Size:** 1095 sqm approx



**127 Birmingham Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

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**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 12/01/2022  
**Property Type:** House  
**Land Size:** 865 sqm approx

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