# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 67 Eucalypt Drive, Lilydale Vic 3140

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$880,000		&		\$940,000			
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Hou	ISE		Suburb	Lilydale
Period - From	01/10/2023	to	30/09/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	2 Elevation CI LILYDALE 3140	\$899,000	24/09/2024
2	4 Chevalier Cr MOOROOLBARK 3138	\$906,200	24/08/2024
3	80 Lakeview Dr LILYDALE 3140	\$933,000	18/05/2024

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.

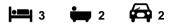
This Statement of Information was prepared on:

31/10/2024 18:47









**Property Type:** House **Land Size:** 869 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$940,000 Median House Price Year ending September 2024: \$900,000

# **Comparable Properties**



2 Elevation CI LILYDALE 3140 (REI)



Price: \$899,000 Method: Private Sale Date: 24/09/2024 Property Type: House (Res) Land Size: 737 sqm approx Agent Comments

Agent Comments



Price: \$906,200 Method: Auction Sale Date: 24/08/2024

Property Type: House (Res) Land Size: 927 sqm approx

2

3



80 Lakeview Dr LILYDALE 3140 (REI/VG)

4 Chevalier Cr MOOROOLBARK 3138 (REI)

**2** 



Agent Comments

Price: \$933,000 Method: Private Sale Date: 18/05/2024 Property Type: House (Res) Land Size: 854 sqm approx

#### Account - Barry Plant | P: 03 9735 3300



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