

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 Lakeview Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$778,750

Property Type House

Suburb Lilydale

Period - From 01/07/2020

to

30/09/2020

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	8 Jessica Ct MOUNT EVELYN 3796	\$760,000	30/10/2020
2	25 Lakeview Dr LILYDALE 3140	\$738,000	22/07/2020
3	102 Lakeview Dr LILYDALE 3140	\$677,500	08/08/2020

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:

03/12/2020 08:36

3 Lakeview Drive, Lilydale Vic 3140



Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 950 sqm approx

Agent Comments

3 Plus study home. In need of updating but structurally sound.

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

September quarter 2020: \$778,750

Comparable Properties



8 Jessica Ct MOUNT EVELYN 3796 (REI)

Agent Comments

3 2 2

Price: \$760,000

Method: Private Sale

Date: 30/10/2020

Property Type: House

Land Size: 706 sqm approx



25 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$738,000

Method: Private Sale

Date: 22/07/2020

Rooms: 4

Property Type: House

Land Size: 886 sqm approx



102 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments

Only one living area, Carport not garage

4 2 4

Price: \$677,500

Method: Private Sale

Date: 08/08/2020

Property Type: House

Land Size: 863 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.