

# 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 4/23 Rouke Street, 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 \$730,000 & \$760,000

### Median sale price

Median price \$860,000 Property type House Suburb Lilydale

Period - From 01/04/2022 to 30/06/2022 Source REIV

### Comparable property sales

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
1/23 Rouke Street, Lilydale Vic 3140	\$820,000	17/05/2022
3/13 The Eyrie, Lilydale Vic 3140	\$758,600	21/04/2022
3/16 Kerr Street, Lilydale Vic 3140	\$782,500	06/04/2022

This Statement of Information was prepared on: 17/08/2022