

# 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

6/19 Maroondah Highway, 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

\$680,000

&

\$740,000

### Median sale price

Median price

\$828,500

Property Type

House

Suburb

Lilydale

Period - From

01/10/2020

to

30/09/2021

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	22 Community Way LILYDALE 3140	\$740,000	20/05/2021
2	112a Victoria Rd LILYDALE 3140	\$735,000	13/07/2021
3	30a Nelson Rd LILYDALE 3140	\$725,000	06/08/2021

**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:

20/10/2021 13:28



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$680,000 - \$740,000  
**Median House Price**  
Year ending September 2021: \$828,500

## Comparable Properties



**22 Community Way LILYDALE 3140 (REI/VG)** Agent Comments

 3  2  2

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 20/05/2021  
**Property Type:** House  
**Land Size:** 514 sqm approx



**112a Victoria Rd LILYDALE 3140 (REI/VG)** Agent Comments

 4  2  2

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 13/07/2021  
**Property Type:** House  
**Land Size:** 398 sqm approx

**30a Nelson Rd LILYDALE 3140 (VG)** Agent Comments

 3  -  -

**Price:** \$725,000  
**Method:** Sale  
**Date:** 06/08/2021  
**Property Type:** Flat/Unit/Apartment (Res)