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	6/19 Maroondah Highway, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$680,000	&	\$740,000
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Median sale price

Median price	\$828,500	Pro	perty 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

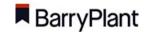
Add	dress of comparable property	Price	Date of sale
1	22 Community Way LILYDALE 3140	\$740,000	20/05/2021
2	112a Victoria Rd LILYDALE 3140	\$735,000	13/07/2021
3	30a Nelson Rd LILYDALE 3140	\$725,000	06/08/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

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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)

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

30a Nelson Rd LILYDALE 3140 (VG)





Price: \$725,000 Method: Sale Date: 06/08/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

Agent Comments

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



