

# 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

14 Bligh Court, 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 \$800,000 & \$850,000

### Median sale price

Median price \$900,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 30/09/2024 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	4 Achilles Ct LILYDALE 3140	\$822,000	16/10/2024
2	14 Candlebark Cirt LILYDALE 3140	\$860,000	19/09/2024
3	8 Altair Ct LILYDALE 3140	\$870,000	06/09/2024

**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:

26/11/2024 09:27



 3    2    1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 897 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$850,000  
**Median House Price**  
 Year ending September 2024: \$900,000

## Comparable Properties



**4 Achilles Ct LILYDALE 3140 (REI)**

Agent Comments

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**Price:** \$822,000  
**Method:** Private Sale  
**Date:** 16/10/2024  
**Property Type:** House  
**Land Size:** 866 sqm approx



**14 Candlebark Cirt LILYDALE 3140 (REI/VG)**

Agent Comments

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**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 19/09/2024  
**Property Type:** House  
**Land Size:** 501 sqm approx



**8 Altair Ct LILYDALE 3140 (REI/VG)**

Agent Comments

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**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 06/09/2024  
**Property Type:** House  
**Land Size:** 1471 sqm approx

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