# 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									
Range betweer	n \$800,000		&		\$850,000				
Median sale price									
Median price	\$900,000	Pro	operty Type	Hou	se		Suburb	Lilydale	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress 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







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**

E LA DET PELAT	4 Achilles Ct LILYDALE 3140 (REI)     1   1   2     Price: \$822,000     Method: Private Sale     Date: 16/10/2024     Property Type: House     Land Size: 866 sqm approx	Agent Comments
	14 Candlebark Cirt LILYDALE 3140 (REI/VG)     13   1     2   2     2   2     2   2     2   2     2   2     2   2     2   2     2   2     2   2     2   2     2   2 </th <th>Agent Comments</th>	Agent Comments
	8 Altair Ct LILYDALE 3140 (REI/VG) 3 2 2 2 Price: \$870,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 1471 sqm approx	Agent Comments

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