

# 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

3 Themeda Place, 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 \$670,000

&

\$710,000

### Median sale price

Median price \$870,500

Property Type House

Suburb Lilydale

Period - From 01/04/2023

to

30/06/2023

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	3/4 Alexandra Rd LILYDALE 3140	\$710,000	31/05/2023
2	4/78 Anderson St LILYDALE 3140	\$700,000	24/05/2023
3	69 Alexandra Rd LILYDALE 3140	\$681,000	08/04/2023

**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:

08/08/2023 12:41



 3  1  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$670,000 - \$710,000

**Median House Price**

June quarter 2023: \$870,500

## Comparable Properties



**3/4 Alexandra Rd LILYDALE 3140 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 31/05/2023

**Property Type:** Townhouse (Single)



**4/78 Anderson St LILYDALE 3140 (REI)**

Agent Comments

 3  2  2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 24/05/2023

**Property Type:** Townhouse (Res)



**69 Alexandra Rd LILYDALE 3140 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$681,000

**Method:** Private Sale

**Date:** 08/04/2023

**Property Type:** House

**Land Size:** 315 sqm approx