

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

12 Winnetka Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$780,000

&

\$830,000

Median sale price

Median price \$880,000

Property Type House

Suburb Lilydale

Period - From 01/04/2021

to 31/03/2022

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	5 St Andrews Dr CHIRNSIDE PARK 3116	\$820,000	17/03/2022
2	79 Rolling Hills Rd CHIRNSIDE PARK 3116	\$815,000	11/02/2022
3	82 Cave Hill Rd LILYDALE 3140	\$780,000	15/06/2022

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:

05/07/2022 12:03



 4  2  2

Property Type: House
Land Size: 884 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median House Price
Year ending March 2022: \$880,000

Comparable Properties



5 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 17/03/2022
Property Type: House
Land Size: 856 sqm approx



79 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  2  2

Price: \$815,000
Method: Private Sale
Date: 11/02/2022
Property Type: House (Res)
Land Size: 873 sqm approx



82 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$780,000
Method: Private Sale
Date: 15/06/2022
Property Type: House
Land Size: 878 sqm approx

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