

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

80 Lakeview Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$953,500 Property Type House Suburb Lilydale

Period - From 08/05/2023 to 07/05/2024 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	98 Landscape Dr MOOROOLBARK 3138	\$902,000	30/11/2023
2	93 Birmingham Rd MOUNT EVELYN 3796	\$860,000	15/02/2024
3	11 Park La LILYDALE 3140	\$845,000	19/03/2024

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:

08/05/2024 16:35



Property Type: Land
Land Size: 855 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 08/05/2023 - 07/05/2024: \$953,500

Comparable Properties



98 Landscape Dr MOOROOLBARK 3138
 (REI/VG)

Agent Comments



Price: \$902,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 859 sqm approx



93 Birmingham Rd MOUNT EVELYN 3796
 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 868 sqm approx



11 Park La LILYDALE 3140 (REI)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 527 sqm approx

Account - Barry Plant | P: 03 9735 3300