

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

48 Clearwater Drive, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between

\$1,069,000

&

\$1,175,000

Median sale price

Median price

\$882,050

Property type

House

Suburb

Lilydale

Period - From

01/07/2021

to

30/06/2022

Source

REIV

Comparable property sales

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) 41 Clearwater Drive, LILYDALE 3140	\$1,229,000	01/08/2022
2) 17 Verina Way, LILYDALE 3140	\$1,150,000	18/08/2022
3) 11 Melody Close, LILYDALE 3140	\$1,100,000	30/05/2022

This Statement of Information was prepared on: 28/09/2022 10:23