

# 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

18 Earlswood Place, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$960,000

&

\$1,050,000

### Median sale price

Median price \$1,025,000

Property Type House

Suburb Lilydale

Period - From 01/10/2023

to 31/12/2023

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	61 Mangans Rd LILYDALE 3140	\$1,078,500	20/02/2024
2	2 Wynnlea PI LILYDALE 3140	\$1,056,200	09/10/2023
3	3 Janson PI LILYDALE 3140	\$970,000	07/10/2023

**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:

05/03/2024 10:56



4 2 2

**Property Type:** House  
**Land Size:** 534 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median House Price**  
December quarter 2023: \$1,025,000

## Comparable Properties



61 Mangans Rd LILYDALE 3140 (REI)

**Agent Comments**

4 2 2

**Price:** \$1,078,500  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** House  
**Land Size:** 586 sqm approx

2 Wynnlea PI LILYDALE 3140 (VG)

**Agent Comments**

4 - -

**Price:** \$1,056,200  
**Method:** Sale  
**Date:** 09/10/2023  
**Property Type:** House (Res)

3 Janson PI LILYDALE 3140 (VG)

**Agent Comments**

4 - -

**Price:** \$970,000  
**Method:** Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)