# 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	2 Black Street, Lilydale Vic 3140
Including suburb and	•
postcode	

### Indicative selling price

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

Range between \$690,000 & \$759,000	Range between	\$690,000	&	\$759,000
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### Median sale price

Median price	\$873,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	53 Beresford Rd LILYDALE 3140	\$730,000	29/01/2025
2	4 Penny La LILYDALE 3140	\$726,500	23/09/2024
3	44 Morokai Gr LILYDALE 3140	\$775,270	28/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2025 10:50





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**Indicative Selling Price** \$690,000 - \$759,000 **Median House Price** Year ending December 2024: \$873,000





Property Type: House (Previously Occupied - Detached) Land Size: 694 sqm approx

**Agent Comments** 

# Comparable Properties



53 Beresford Rd LILYDALE 3140 (REI)

Price: \$730,000 Method: Private Sale Date: 29/01/2025 Property Type: House Land Size: 416 sqm approx

**Agent Comments** 



4 Penny La LILYDALE 3140 (REI/VG)





Price: \$726,500 Method: Private Sale Date: 23/09/2024

Property Type: Townhouse (Single)

Agent Comments



44 Morokai Gr LILYDALE 3140 (REI/VG)

Price: \$775,270 Method: Private Sale Date: 28/08/2024 Property Type: House Land Size: 864 sqm approx

**Agent Comments** 

Account - Property Partners in Real Estate | P: 0429888367





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