

# 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

25 The Ridge, Lilydale Vic 3140

### Indicative selling price

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

Range between \$690,000

&

\$730,000

### Median sale price

Median price \$700,000

Property Type House

Suburb Lilydale

Period - From 01/10/2019

to 31/12/2019

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	1 Bushland Gr LILYDALE 3140	\$730,000	18/11/2019
2	9 Haven Ct MOOROOLBARK 3138	\$710,000	12/11/2019
3	3 Norris Dr LILYDALE 3140	\$700,000	22/11/2019

**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:

21/01/2020 11:37



**Property Type:** House  
**Land Size:** 935 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$730,000  
**Median House Price**  
 December quarter 2019: \$700,000

## Comparable Properties



**1 Bushland Gr LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 18/11/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 909 sqm approx



**9 Haven Ct MOOROOLBARK 3138 (VG)**

Agent Comments



**Price:** \$710,000  
**Method:** Sale  
**Date:** 12/11/2019  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx



**3 Norris Dr LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 22/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 874 sqm approx