

# 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

107 Lakeview Drive, 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 \$880,000 & \$920,000

### Median sale price

Median price \$875,000 Property Type House Suburb Lilydale

Period - From 28/11/2023 to 27/11/2024 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	5 Selina Av MOOROOLBARK 3138	\$881,000	04/10/2024
2	23 Clearwater Dr LILYDALE 3140	\$915,000	12/09/2024
3	27 Blue Ridge Dr MOOROOLBARK 3138	\$880,000	12/06/2024

**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:

28/11/2024 11:38



 3    2    1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 870 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$880,000 - \$920,000  
**Median House Price**  
 28/11/2023 - 27/11/2024: \$875,000

## Comparable Properties



5 Selina Av MOOROOLBARK 3138 (REI)

Agent Comments

 5    2    2

**Price:** \$881,000  
**Method:** Private Sale  
**Date:** 04/10/2024  
**Property Type:** House  
**Land Size:** 864 sqm approx



23 Clearwater Dr LILYDALE 3140 (VG)

Agent Comments

 5    -    -

**Price:** \$915,000  
**Method:** Sale  
**Date:** 12/09/2024  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



27 Blue Ridge Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3    2    2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 12/06/2024  
**Property Type:** House  
**Land Size:** 693 sqm approx

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