Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	107 Lakeview Drive, Lilydale Vic 3140
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$880,000	&	\$920,000
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Median sale price

Median price	\$875,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale







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)

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Agent Comments

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



23 Clearwater Dr LILYDALE 3140 (VG)

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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)

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Price: \$880,000 Method: Private Sale Date: 12/06/2024

Property Type: House **Land Size:** 693 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300





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