Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	28 The Circuit, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000 & \$825,000	Range between	\$750,000	&	\$825,000
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Median sale price

Median price	\$920,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2021	to	31/12/2021		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

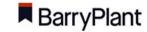
Add	dress of comparable property	Price	Date of sale
1	1 Lilac Rise LILYDALE 3140	\$838,000	26/10/2021
2	23 Charlwood Dr MOOROOLBARK 3138	\$830,000	20/12/2021
3	63 Carronvale Rd MOOROOLBARK 3138	\$793,500	23/10/2021

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:	23/02/2022 15:48





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Indicative Selling Price \$750,000 - \$825,000 **Median House Price** December quarter 2021: \$920,000

THE CIRCUIT 33.4 HE MIDWAY @ MapTiler @ OpenStreetMap contributors

Property Type: House (Previously Occupied - Detached)

Land Size: 550 sqm approx **Agent Comments**

Comparable Properties



1 Lilac Rise LILYDALE 3140 (REI/VG)

Price: \$838,000 Method: Private Sale Date: 26/10/2021 Property Type: House Land Size: 757 sqm approx **Agent Comments**



23 Charlwood Dr MOOROOLBARK 3138 (REI)



Price: \$830,000 Method: Private Sale Date: 20/12/2021 Property Type: House Land Size: 548 sqm approx Agent Comments



63 Carronvale Rd MOOROOLBARK 3138

(REI/VG) **--**4



Price: \$793,500 Method: Private Sale Date: 23/10/2021 Property Type: House Land Size: 868 sqm approx Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



