

# 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

28 The Circuit, 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 \$750,000

&

\$825,000

### Median sale price

Median price \$920,000

Property 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	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 comparable properties 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



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 550 sqm approx

Agent Comments

## Comparable Properties



**1 Lilac Rise LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$838,000

**Method:** Private Sale

**Date:** 26/10/2021

**Property Type:** House

**Land Size:** 757 sqm approx



**23 Charwood Dr MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$830,000

**Method:** Private Sale

**Date:** 20/12/2021

**Property Type:** House

**Land Size:** 548 sqm approx



**63 Carronvale Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$793,500

**Method:** Private Sale

**Date:** 23/10/2021

**Property Type:** House

**Land Size:** 868 sqm approx