

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

13 The Midway, Lilydale Vic 3140

Indicative selling price

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

Single price

\$869,950

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Lilydale

Period - From

01/07/2022

to

30/09/2022

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 Lakeview Dr LILYDALE 3140	\$855,000	02/05/2022
2	82 Landscape Dr MOOROOLBARK 3138	\$843,000	10/10/2022
3	5 Tanya Ct LILYDALE 3140	\$830,000	05/10/2022

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:

20/10/2022 12:52



 3  2  2

Property Type: House
Land Size: 562 sqm approx
Agent Comments

Indicative Selling Price

\$869,950

Median House Price

September quarter 2022: \$930,000

Comparable Properties



1 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$855,000
Method: Private Sale
Date: 02/05/2022
Property Type: House (Res)
Land Size: 947 sqm approx



82 Landscape Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  3

Price: \$843,000
Method: Private Sale
Date: 10/10/2022
Property Type: House
Land Size: 849 sqm approx



5 Tanya Ct LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 05/10/2022
Property Type: House
Land Size: 1303 sqm approx

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