

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

32 The Ridge, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$862,500

Property Type House

Suburb Lilydale

Period - From 01/04/2022

to

31/03/2023

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.

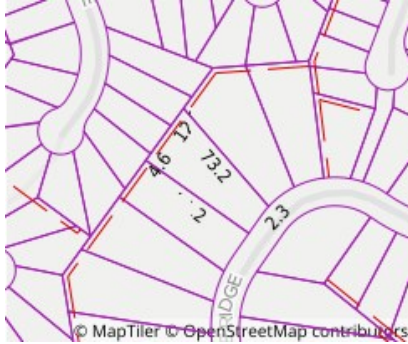
	Address of comparable property	Price	Date of sale
1	10 Thomas Cr LILYDALE 3140	\$1,360,000	22/11/2022
2	41 Tudor Dr MOOROOLBARK 3138	\$1,280,000	30/03/2023
3	3 Jennifer Rd LILYDALE 3140	\$1,240,000	08/03/2023

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:

04/05/2023 09:33



Property Type: House
Land Size: 1954 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending March 2023: \$862,500

Comparable Properties



10 Thomas Cr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,360,000
Method: Private Sale
Date: 22/11/2022
Property Type: House
Land Size: 3690 sqm approx



41 Tudor Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 805 sqm approx



3 Jennifer Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,240,000
Method: Private Sale
Date: 08/03/2023
Property Type: House
Land Size: 753 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122