

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

44 Winnetka Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$682,000 Property Type House Suburb Lilydale

Period - From 12/02/2019 to 11/02/2020 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	4a Breakaday Pass CHIRNSIDE PARK 3116	\$642,000	12/11/2019
2	96a Cave Hill Rd LILYDALE 3140	\$624,400	30/09/2019
3	2/21 Kidgell St LILYDALE 3140	\$609,000	20/11/2019

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:

12/02/2020 11:05



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Property Type: House
Land Size: 377 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
12/02/2019 - 11/02/2020: \$682,000

Comparable Properties

4a Breakaday Pass CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

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Price: \$642,000
Method: Private Sale
Date: 12/11/2019
Rooms: 4
Property Type: Unit
Land Size: 276 sqm approx

96a Cave Hill Rd LILYDALE 3140 (VG)

Agent Comments

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Price: \$624,400
Method: Sale
Date: 30/09/2019
Property Type: Flat/Unit/Apartment (Res)
Land Size: 465 sqm approx



2/21 Kidgell St LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$609,000
Method: Private Sale
Date: 20/11/2019
Rooms: 5
Property Type: Unit
Land Size: 310 sqm approx