

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

118 The Gateway, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$870,500

Property Type House

Suburb Lilydale

Period - From 01/04/2023

to

30/06/2023

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	11 Kingsburgh La LILYDALE 3140	\$926,000	13/04/2023
2	13 Kingsburgh La LILYDALE 3140	\$925,000	26/05/2023
3	5 Benito Ct LILYDALE 3140	\$890,000	21/04/2023

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:

24/08/2023 09:51



 3  2  2

Rooms: 4
Property Type: House
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$920,000
Median House Price
 June quarter 2023: \$870,500

Comparable Properties



11 Kingsburgh La LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$926,000
Method: Private Sale
Date: 13/04/2023
Property Type: House
Land Size: 712 sqm approx



13 Kingsburgh La LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$925,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 715 sqm approx

5 Benito Ct LILYDALE 3140 (VG)

Agent Comments

 4  -  -

Price: \$890,000
Method: Sale
Date: 21/04/2023
Property Type: House (Res)
Land Size: 720 sqm approx