

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

6 Joy Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,080,000

&

\$1,150,000

Median sale price

Median price \$900,000

Property Type House

Suburb Lilydale

Period - From 01/10/2023

to

30/09/2024

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	85 Lakeview Dr LILYDALE 3140	\$1,110,000	18/10/2024
2	76 Lakeview Dr LILYDALE 3140	\$1,180,000	21/08/2024
3	3 Grand View Gr LILYDALE 3140	\$1,182,000	08/06/2024

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:

03/12/2024 15:01



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Property Type: House
Land Size: 773 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,150,000
Median House Price
Year ending September 2024: \$900,000

Comparable Properties



85 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments

4 2 4

Price: \$1,110,000
Method: Private Sale
Date: 18/10/2024
Property Type: House (Res)
Land Size: 864 sqm approx



76 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments

5 3 3

Price: \$1,180,000
Method: Private Sale
Date: 21/08/2024
Property Type: House
Land Size: 863 sqm approx



3 Grand View Gr LILYDALE 3140 (REI/VG)

Agent Comments

4 2 2

Price: \$1,182,000
Method: Private Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 652 sqm approx