

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

4 Symphony Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$920,000

Property Type House

Suburb Lilydale

Period - From 01/10/2021

to 31/12/2021

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	118 Lakeview Dr LILYDALE 3140	\$950,000	17/12/2021
2	19 The Circuit LILYDALE 3140	\$920,000	22/11/2021
3	10 Melody CI LILYDALE 3140	\$900,000	17/11/2021

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:

08/02/2022 13:35



Property Type:
Divorce/Estate/Family Transfers
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
December quarter 2021: \$920,000

Comparable Properties



118 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 17/12/2021
Property Type: House
Land Size: 872 sqm approx



19 The Circuit LILYDALE 3140 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 22/11/2021
Property Type: House
Land Size: 551 sqm approx



10 Melody Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 501 sqm approx