

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

2 Panorama Rise, Lilydale Vic 3140

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$885,000

Property Type House

Suburb Lilydale

Period - From 03/08/2021

to

02/08/2022

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	42 Old Gippsland Rd LILYDALE 3140	\$835,000	21/06/2022
2	38 Albert Rd LILYDALE 3140	\$821,000	06/07/2022
3	1 Bounty Ct LILYDALE 3140	\$815,000	02/06/2022

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:

03/08/2022 13:50



 3  - 

Property Type: House (Res)

Land Size: 634 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

03/08/2021 - 02/08/2022: \$885,000

Comparable Properties



42 Old Gippsland Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  4

Price: \$835,000

Method: Private Sale

Date: 21/06/2022

Property Type: House

Land Size: 500 sqm approx



38 Albert Rd LILYDALE 3140 (REI)

Agent Comments

 4  2  1

Price: \$821,000

Method: Private Sale

Date: 06/07/2022

Property Type: House



1 Bounty Ct LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$815,000

Method: Private Sale

Date: 02/06/2022

Property Type: House

Land Size: 368 sqm approx

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