

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

3/10 Morna Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$633,000 Property Type Townhouse Suburb Lilydale

Period - From 15/11/2023 to 14/11/2024 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	423a Main St LILYDALE 3140	\$810,000	02/08/2024
2	5 Gardiner St LILYDALE 3140	\$751,000	06/07/2024
3	6 Ryrie Ct LILYDALE 3140	\$775,000	30/05/2024

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:

15/11/2024 12:03

3/10 Morna Street, Lilydale Vic 3140



Ashley Hutson
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Indicative Selling Price

\$750,000 - \$790,000

Median Townhouse Price

15/11/2023 - 14/11/2024: \$633,000



3 2 2

Property Type: Townhouse

Land Size: 245 sqm approx

Agent Comments

Rear home of three on the block. Approximately 8 years old.

Comparable Properties



423a Main St LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 02/08/2024

Property Type: House

Land Size: 415 sqm approx



5 Gardiner St LILYDALE 3140 (REI/VG)

Agent Comments

3 2 1

Price: \$751,000

Method: Private Sale

Date: 06/07/2024

Property Type: House

Land Size: 248 sqm approx



6 Ryrie Ct LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$775,000

Method: Private Sale

Date: 30/05/2024

Property Type: House

Land Size: 303 sqm approx

Account - Barry Plant | P: 03 9735 3300



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