Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	7/11 Maroondah Highway, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$565,000	&	\$595,000
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Median sale price

Median price	\$623,000	Pro	perty Type	Unit		Suburb	Lilydale
Period - From	01/04/2022	to	30/06/2022		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

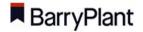
1	3 Barnsley CI LILYDALE 3140	\$603,000	28/07/2022
2	3 Isla CI LILYDALE 3140	\$587,500	05/07/2022
3	5 Leaves CI LILYDALE 3140	\$581,000	12/09/2022

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:	04/10/2022 11:50









Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$565,000 - \$595,000 **Median Unit Price** June quarter 2022: \$623,000

Comparable Properties



3 Barnsley CI LILYDALE 3140 (REI/VG)



Price: \$603,000 Method: Private Sale Date: 28/07/2022

Property Type: Townhouse (Single)

Agent Comments



3 Isla CI LILYDALE 3140 (REI)





Price: \$587,500 Method: Private Sale Date: 05/07/2022

Property Type: Townhouse (Single)

Agent Comments



5 Leaves CI LILYDALE 3140 (REI)





Price: \$581.000 Method: Private Sale Date: 12/09/2022 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



