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	21 Fortune Avenue, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$900,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	8 Themeda PI LILYDALE 3140	\$750,000	15/01/2025
2	10 Harvey St MOUNT EVELYN 3796	\$745,000	20/09/2024
3	19 Rangeview Rd MOUNT EVELYN 3796	\$740,000	12/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/01/2025 16:03









Rooms: 4

Property Type: House **Land Size:** 414 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median House Price Year ending September 2024: \$900,000

Comparable Properties



8 Themeda PI LILYDALE 3140 (REI)

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Agent Comments

Price: \$750,000 Method: Private Sale Date: 15/01/2025 Property Type: House Land Size: 345 sgm appro

Land Size: 345 sqm approx



10 Harvey St MOUNT EVELYN 3796 (REI/VG)

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Agent Comments

Price: \$745,000 Method: Private Sale Date: 20/09/2024 Property Type: House Land Size: 881 sqm approx



19 Rangeview Rd MOUNT EVELYN 3796 (REI/VG)

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2

Price: \$740,000 Method: Private Sale Date: 12/08/2024 Property Type: House Land Size: 892 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300





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