

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

13 Carmen Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$850,000 Property Type House Suburb Lilydale

Period - From 01/07/2024 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 | Price | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 17 Everton Rd MOUNT EVELYN 3796 | \$700,000 | 07/11/2024 |
| 2 | 40 Alexandra Rd LILYDALE 3140 | \$675,000 | 15/10/2024 |
| 3 | 1 Tugun Rd LILYDALE 3140 | \$641,000 | 20/09/2024 |

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:

05/12/2024 14:54



3 2 1

Property Type: House plus self contained Bungalow
Land Size: 930 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
September quarter 2024: \$850,000

Comparable Properties



17 Everton Rd MOUNT EVELYN 3796 (REI)

Agent Comments

3 1 4

Price: \$700,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 966 sqm approx



40 Alexandra Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 1 2

Price: \$675,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 589 sqm approx



1 Tugun Rd LILYDALE 3140 (REI)

Agent Comments

3 1 2

Price: \$641,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 581 sqm approx