

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

8 THEMEDA PLACE, LILYDALE, VIC 3140


Indicative selling price

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

Price Range: \$740,000 to \$770,000

Median sale price

Median price \$950,000 Property type *House* Suburb Mount Evelyn

Period - From 01/10/2023 to 30/09/2024 Source 

Comparable property sales

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) 50 BIRMINGHAM RD, MOUNT EVELYN, VIC 3796	\$765,000	18/04/2024
2) 396 SWANSEA RD, LILYDALE, VIC 3140	\$765,000	10/10/2024
3) 302 SWANSEA RD, MOUNT EVELYN, VIC 3796	\$731,000	10/09/2024

This Statement of Information was prepared on: 26/11/2024