

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

2 Grand View Grove, Lilydale Vic 3140

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$843,750 Property Type House Suburb Lilydale

Period - From 01/04/2021 to 30/06/2021 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	7 Kyra CI LILYDALE 3140	\$1,025,000	23/04/2021
2	5 Bligh Ct LILYDALE 3140	\$940,000	13/05/2021
3	5 Libra CI LILYDALE 3140	\$890,000	27/08/2021

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:

27/09/2021 21:19

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au

Indicative Selling Price
\$890,000 - \$960,000
Median House Price
June quarter 2021: \$843,750



 4  2  2

Property Type: House
Land Size: 782 sqm approx
Agent Comments

Comparable Properties



7 Kyra CI LILYDALE 3140 (VG)

Agent Comments

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Price: \$1,025,000
Method: Sale
Date: 23/04/2021
Property Type: House (Res)
Land Size: 841 sqm approx



5 Bligh Ct LILYDALE 3140 (VG)

Agent Comments

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Price: \$940,000
Method: Sale
Date: 13/05/2021
Property Type: House (Res)
Land Size: 1090 sqm approx



5 Libra CI LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$890,000
Method: Private Sale
Date: 27/08/2021
Property Type: House
Land Size: 942 sqm approx

Account - Hoskins | P: 98747677, 9722 9755