

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

10 The Circuit, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$885,000

Property Type House

Suburb Lilydale

Period - From 29/09/2021

to

28/09/2022

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 Pascoe Ct MOOROOLBARK 3138	\$902,500	17/06/2022
2	1 Carolanne Ct MOOROOLBARK 3138	\$875,000	23/05/2022
3	1 Lakeview Dr LILYDALE 3140	\$855,000	02/05/2022

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:

29/09/2022 10:03



Property Type:
Divorce/Estate/Family Transfers
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
29/09/2021 - 28/09/2022: \$885,000

Comparable Properties



3 Pascoe Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$902,500
Method: Private Sale
Date: 17/06/2022
Property Type: House
Land Size: 1000 sqm approx



1 Carolanne Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 23/05/2022
Property Type: House (Res)
Land Size: 906 sqm approx



1 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 02/05/2022
Property Type: House (Res)
Land Size: 947 sqm approx

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