

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 Admiral Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 31/12/2023 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	2 Vega CI LILYDALE 3140	\$775,000	26/09/2023
2	5 Tugun Rd LILYDALE 3140	\$750,000	13/01/2024
3	22 Winnetka Dr LILYDALE 3140	\$730,000	21/08/2023

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:

06/02/2024 10:49



 3  1  2

Rooms: 1

Property Type:

Divorce/Estate/Family Transfers

Land Size: 866 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$790,000

Median House Price

December quarter 2023: \$1,025,000

Comparable Properties



2 Vega Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$775,000

Method: Private Sale

Date: 26/09/2023

Property Type: House

Land Size: 864 sqm approx



5 Tugun Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$750,000

Method: Private Sale

Date: 13/01/2024

Property Type: House

Land Size: 1013 sqm approx



22 Winnetka Dr LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

Price: \$730,000

Method: Private Sale

Date: 21/08/2023

Property Type: House

Land Size: 901 sqm approx