## 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 Achilles Court, Lilydale Vic 3140

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$750,000		&		\$790,000			
Median sale pi	rice							
Median price	\$915,000	Pro	operty Type	Hou	se		Suburb	Lilydale
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	94 Cave Hill Rd LILYDALE 3140	\$801,000	23/12/2024
2	119 Nelson Rd LILYDALE 3140	\$720,000	19/11/2024
3	4 Achilles Ct LILYDALE 3140	\$822,000	16/10/2024

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:

19/02/2025 15:36



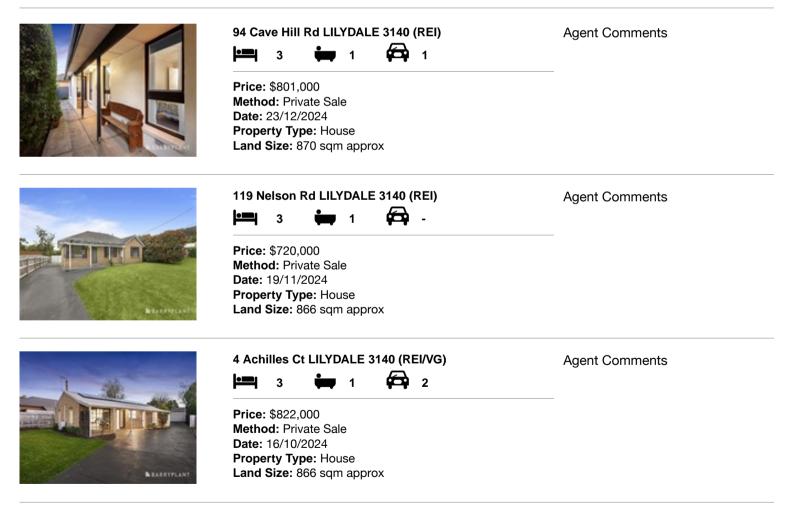






Property Type: House (Previously Occupied - Detached) Land Size: 902 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$790,000 Median House Price December quarter 2024: \$915,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300



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