Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	
posicode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
-------------------------	---	-----------

Median sale price

Median price \$870,500	Prop	perty Type Ho	use		Suburb	Lilydale
Period - From 01/04/2023	to 3	30/06/2023	Soi	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.

Address of comparable property

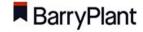
Address of comparable property		Price	Date of sale
1	27 Beresford Rd LILYDALE 3140	\$762,500	09/08/2023
2	27a Huntingdale Dr CHIRNSIDE PARK 3116	\$752,000	20/06/2023
3	42a The Eyrie LILYDALE 3140	\$740,000	03/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/10/2023 11:14









Property Type: House (Previously Occupied - Detached) Land Size: 365 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median House Price** June quarter 2023: \$870,500

Comparable Properties



27 Beresford Rd LILYDALE 3140 (REI/VG)



Price: \$762,500 Method: Private Sale Date: 09/08/2023 Property Type: House Land Size: 494 sqm approx **Agent Comments**



27a Huntingdale Dr CHIRNSIDE PARK 3116

(REI/VG)





Price: \$752,000 Method: Private Sale Date: 20/06/2023 Property Type: Unit Land Size: 320 sqm approx Agent Comments



42a The Eyrie LILYDALE 3140 (REI)



Price: \$740,000 Method: Private Sale Date: 03/10/2023 Property Type: Unit Land Size: 291 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300



