

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

9 Shevlin Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$930,000

Property Type House

Suburb Lilydale

Period - From 01/07/2022

to 30/09/2022

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	81 Tudor Village Dr LILYDALE 3140	\$710,000	21/11/2022
2	3/69 Queen Rd LILYDALE 3140	\$695,000	29/09/2022
3	10/9 North Rd LILYDALE 3140	\$650,000	21/07/2022

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:

08/12/2022 12:53



 3  2  2

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

September quarter 2022: \$930,000

Comparable Properties

81 Tudor Village Dr LILYDALE 3140 (VG)

Agent Comments

 1  -  -

Price: \$710,000

Method: Sale

Date: 21/11/2022

Property Type: Retirement Village Individual Flat/Unit



3/69 Queen Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$695,000

Method: Private Sale

Date: 29/09/2022

Property Type: House



10/9 North Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$650,000

Method: Private Sale

Date: 21/07/2022

Property Type: Townhouse (Single)

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