

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

17A Maroondah Highway, Lilydale Vic 3140

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$777,500

Property Type House

Suburb Lilydale

Period - From 01/01/2020

to

31/03/2020

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	1 Norris Dr LILYDALE 3140	\$725,000	26/03/2020
2	12 Camplin Rise LILYDALE 3140	\$720,000	06/03/2020
3	44 Winnetka Dr LILYDALE 3140	\$665,000	24/02/2020

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:

06/05/2020 10:06



 4  2  2

Property Type: House (Res)

Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median House Price

March quarter 2020: \$777,500

Comparable Properties



1 Norris Dr LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$725,000

Method: Private Sale

Date: 26/03/2020

Rooms: 6

Property Type: House

Land Size: 861 sqm approx



12 Camplin Rise LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$720,000

Method: Private Sale

Date: 06/03/2020

Rooms: 5

Property Type: House

Land Size: 637 sqm approx



44 Winnetka Dr LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  1

Price: \$665,000

Method: Private Sale

Date: 24/02/2020

Rooms: 5

Property Type: House

Land Size: 373 sqm approx