## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

	10 Meadowvale Court, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

#### Median sale price

Median price	\$843,750	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/04/2021	to	30/06/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	17 Rockys Way LILYDALE 3140	\$1,140,000	05/07/2021
2	46 Clearwater Dr LILYDALE 3140	\$1,017,599	18/03/2021
3	66 Rockys Way LILYDALE 3140	\$1,000,000	08/02/2021

#### 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:	03/08/2021 11:43





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> **Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2021: \$843,750





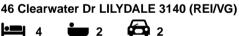
Property Type: House Land Size: 800 sqm approx **Agent Comments** 

# Comparable Properties



17 Rockys Way LILYDALE 3140 (REI)

Price: \$1,140,000 Method: Private Sale Date: 05/07/2021 Property Type: House Land Size: 539 sqm approx



Price: \$1,017,599 Method: Private Sale Date: 18/03/2021 Property Type: House Land Size: 694 sqm approx Agent Comments

**Agent Comments** 



66 Rockys Way LILYDALE 3140 (REI/VG)

Price: \$1,000,000 Method: Private Sale Date: 08/02/2021 Property Type: House Land Size: 738 sqm approx Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



