

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

10 Meadowvale Court, Lilydale Vic 3140

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

Property 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.

	Address 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



 3  2  2

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



17 Rockys Way LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$1,140,000

Method: Private Sale

Date: 05/07/2021

Property Type: House

Land Size: 539 sqm approx



46 Clearwater Dr LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,017,599

Method: Private Sale

Date: 18/03/2021

Property Type: House

Land Size: 694 sqm approx



66 Rockys Way LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,000,000

Method: Private Sale

Date: 08/02/2021

Property Type: House

Land Size: 738 sqm approx