

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

2 Redmill Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$750,000

&

\$790,000

Median sale price

Median price \$862,500

Property Type House

Suburb Lilydale

Period - From 01/04/2022

to

31/03/2023

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	24 The Eyrie LILYDALE 3140	\$800,000	21/04/2023
2	5 Brown St LILYDALE 3140	\$780,000	09/12/2022
3	127 Anderson St LILYDALE 3140	\$751,500	16/12/2022

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:

11/05/2023 10:05



Property Type: House (Res)

Land Size: 848 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median House Price

Year ending March 2023: \$862,500

Comparable Properties



24 The Eyrie LILYDALE 3140 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 21/04/2023

Property Type: House

Land Size: 883 sqm approx



5 Brown St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 09/12/2022

Property Type: House



127 Anderson St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$751,500

Method: Private Sale

Date: 16/12/2022

Property Type: House

Land Size: 865 sqm approx

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