

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

83 Lakeview Drive Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Lilydale

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

14 Sanctuary Court Lilydale VIC 3140	\$838,500	19-May-21
15 Saxon Drive Mooroolbark VIC 3138	\$800,000	08-May-21
97 Birmingham Road Mount Evelyn VIC 3796	\$785,000	13-May-21

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 6 months.~~

This Statement of Information was prepared on: 29 September 2021



14 Sanctuary Court Lilydale VIC 3140

3 2 2

Sold Price **\$838,500** Sold Date **19-May-21**

Distance **0.2km**



15 Saxon Drive Mooroolbark VIC 3138

3 1 1

Sold Price **\$800,000** Sold Date **08-May-21**

Distance **1.79km**



97 Birmingham Road Mount Evelyn VIC 3796

4 2 2

Sold Price **\$785,000** Sold Date **13-May-21**

Distance **1.97km**

RS = Recent sale UN = Undisclosed Sale

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