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

19 Britannia Way, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ו \$780,000		&		\$820,000					
Median sale price										
Median price	\$1,025,000	Pro	Property Type H		louse		Suburb	Lilydale		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	175 Nelson Rd LILYDALE 3140	\$830,000	26/11/2023
2	6 Mattea Ct LILYDALE 3140	\$806,000	03/02/2024
3	21 Alfred Rd LILYDALE 3140	\$780,000	29/12/2023

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:

20/03/2024 15:15









Property Type: House (Previously Occupied - Detached) Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$820,000 Median House Price December quarter 2023: \$1,025,000

Comparable Properties

Professionals	175 Nelson Rd LILYDALE 3140 (REI/VG) Image: a constant of the state	Agent Comments
	6 Mattea Ct LILYDALE 3140 (REI/VG) 3 2 3 3 Price: \$806,000 Method: Private Sale Date: 03/02/2024 Property Type: House Land Size: 865 sqm approx	Agent Comments
	21 Alfred Rd LILYDALE 3140 (REI) 2 2 2 2 Price: \$780,000 Method: Private Sale Date: 29/12/2023 Property Type: House	Agent Comments

Account - Barry Plant | P: 03 9735 3300

propertydata

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Land Size: 865 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.