

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

32 Morokai Grove, Lilydale Vic 3140

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$850,000

Property Type House

Suburb Lilydale

Period - From 01/01/2023

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	33 Rouke St LILYDALE 3140	\$652,200	28/02/2023
2	6 Koombooloomba Ct LILYDALE 3140	\$645,000	06/12/2022
3	1/72 Clarke St LILYDALE 3140	\$625,000	25/01/2023

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:

26/04/2023 13:19



 3  1  2

Property Type: House

Land Size: 382 sqm approx

Agent Comments

Comparable Properties



33 Rouke St LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$652,200

Method: Private Sale

Date: 28/02/2023

Property Type: House (Res)



6 Koombaloomba Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

Price: \$645,000

Method: Private Sale

Date: 06/12/2022

Property Type: House

Land Size: 389 sqm approx

1/72 Clarke St LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$625,000

Method: Sale

Date: 25/01/2023

Property Type: Strata Unit/Flat