

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

1 Symphony Drive, 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 \$804,000 Property Type House Suburb Lilydale

Period - From 30/06/2020 to 29/06/2021 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	8 Regent Av MOOROOLBARK 3138	\$1,100,000	10/05/2021
2	7 Kyra CI LILYDALE 3140	\$1,025,000	23/04/2021
3	18 Regent Av MOOROOLBARK 3138	\$1,000,000	19/03/2021

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: 30/06/2021 10:47

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Property Type: House
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
30/06/2020 - 29/06/2021: \$804,000

Comparable Properties



8 Regent Av MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 10/05/2021
Property Type: House
Land Size: 578 sqm approx



7 Kyra CI LILYDALE 3140 (VG)

Agent Comments

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Price: \$1,025,000
Method: Sale
Date: 23/04/2021
Property Type: House (Res)
Land Size: 841 sqm approx



18 Regent Av MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000
Method: Private Sale
Date: 19/03/2021
Property Type: House
Land Size: 612 sqm approx