

# 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

56 Charles Road, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$735,000 & \$795,000

### Median sale price

Median price

\$795,000

Property Type

House

Suburb

Lilydale

Period - From

01/01/2021

to

31/03/2021

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	4 Falkingham Rd MOUNT EVELYN 3796	\$795,000	11/04/2021
2	16 Elsie Gr MOUNT EVELYN 3796	\$795,000	06/04/2021
3	20 Park Rd MONTROSE 3765	\$750,000	05/01/2021

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:

22/06/2021 17:43



**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 6549 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$735,000 - \$795,000  
**Median House Price**  
March quarter 2021: \$795,000

## Comparable Properties

**4 Falkingham Rd MOUNT EVELYN 3796 (VG)**

[Agent Comments](#)



**Price:** \$795,000  
**Method:** Sale  
**Date:** 11/04/2021  
**Property Type:** House (Res)  
**Land Size:** 1620 sqm approx



**16 Elsie Gr MOUNT EVELYN 3796 (REI/VG)**

[Agent Comments](#)



**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 06/04/2021  
**Property Type:** House  
**Land Size:** 970 sqm approx



**20 Park Rd MONTROSE 3765 (REI/VG)**

[Agent Comments](#)



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 05/01/2021  
**Property Type:** House  
**Land Size:** 1265 sqm approx