## 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	11 Eucalypt Drive, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$912,000

#### Median sale price

Median price \$870,000	Pr	operty Type H	ouse		Suburb	Lilydale
Period - From 06/04/2022	to	05/04/2023	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.

#### Address of comparable property

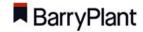
Address of comparable property		Price	Date of sale
1	126 Lakeview Dr LILYDALE 3140	\$930,000	14/02/2023
2	7 Joy Ct LILYDALE 3140	\$925,000	08/02/2023
3	1 Sanctuary Ct LILYDALE 3140	\$870,000	01/03/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/04/2023 16:19













**Property Type:** House **Land Size:** 809 sqm approx

**Agent Comments** 

Indicative Selling Price \$912,000

**Median House Price** 06/04/2022 - 05/04/2023: \$870,000

Comparable Properties



126 Lakeview Dr LILYDALE 3140 (REI)

4





Agent Comments

Price: \$930,000 Method: Private Sale Date: 14/02/2023 Property Type: House Land Size: 863 sqm approx



7 Joy Ct LILYDALE 3140 (REI)

**—** 4





**a** 

Price: \$925,000 Method: Private Sale Date: 08/02/2023

Property Type: House (Res) Land Size: 616 sqm approx

**Agent Comments** 



1 Sanctuary Ct LILYDALE 3140 (REI)







Price: \$870,000 Method: Private Sale Date: 01/03/2023

Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



