

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

11 Eucalypt Drive, Lilydale Vic 3140

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

Property Type

House

Suburb

Lilydale

Period - From

06/04/2022

to

05/04/2023

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	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 comparable properties 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



 4  2  2

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)

Agent Comments

 4  2  2

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



7 Joy Ct LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$925,000
Method: Private Sale
Date: 08/02/2023
Property Type: House (Res)
Land Size: 616 sqm approx



1 Sanctuary Ct LILYDALE 3140 (REI)

Agent Comments

 3  2  1

Price: \$870,000
Method: Private Sale
Date: 01/03/2023
Property Type: House (Res)
Land Size: 664 sqm approx

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