

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

14 Goodall Drive, Lilydale VIC 3140

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range Between

\$820,000

&

\$870,000

**Median sale price**

Median price

\$860,000

Property type

House

Suburb

Lilydale

Period - From

01/04/2022

to

30/06/2022

Source

REIV

**Comparable property sales**

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) 5 Ajax Court, LILYDALE 3140	\$900,000	16/06/2022
2) 88 Bastow Road, LILYDALE 3140	\$865,000	01/04/2022
3) 25 North Road, LILYDALE 3140	\$850,000	11/03/2022

This Statement of Information was prepared on: 26/07/2022