

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

2/22 Bowen Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$720,000

&

\$770,000

Median sale price

Median price \$850,000

Property Type House

Suburb Lilydale

Period - From 01/01/2023

to 31/03/2023

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	12a Dobell PI MOOROOLBARK 3138	\$790,000	06/02/2023
2	27a Huntingdale Dr CHIRNSIDE PARK 3116	\$752,000	20/06/2023
3	42a Roseman Rd CHIRNSIDE PARK 3116	\$745,000	23/02/2023

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:

06/07/2023 11:20



 3  2 

Property Type:
Divorce/Estate/Family Transfers
Land Size: 187 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median House Price
March quarter 2023: \$850,000

Comparable Properties



12a Dobell PI MOOROOLBARK 3138 (REI/VG) **Agent Comments**

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Price: \$790,000
Method: Private Sale
Date: 06/02/2023
Property Type: House
Land Size: 471 sqm approx



27a Huntingdale Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 3  2  2

Price: \$752,000
Method: Private Sale
Date: 20/06/2023
Property Type: Unit
Land Size: 320 sqm approx



42a Roseman Rd CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

 3  2  1

Price: \$745,000
Method: Private Sale
Date: 23/02/2023
Property Type: House (Res)