

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

5 Taurus Court, Lilydale Vic 3140

Indicative selling price

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

Single price

\$938,800

Median sale price

Median price

\$882,500

Property Type

House

Suburb

Lilydale

Period - From

01/07/2021

to

30/06/2022

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	34 North Rd LILYDALE 3140	\$950,000	10/05/2022
2	35 David Rd LILYDALE 3140	\$945,000	05/05/2022
3	5 Ajax Ct LILYDALE 3140	\$900,000	16/06/2022

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:

21/09/2022 16:43

Ashley Hutson

97353300

0408 335 403

ahutson@barryplant.com.au

Indicative Selling Price

\$938,800

Median House Price

Year ending June 2022: \$882,500



 4  2  2

Property Type: House

Land Size: 1025 sqm approx

Agent Comments

Comparable Properties

34 North Rd LILYDALE 3140 (VG)

Agent Comments

 4  -  -

Price: \$950,000

Method: Sale

Date: 10/05/2022

Property Type: House (Res)

Land Size: 1100 sqm approx



35 David Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$945,000

Method: Private Sale

Date: 05/05/2022

Property Type: House

Land Size: 1564 sqm approx



5 Ajax Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  5

Price: \$900,000

Method: Private Sale

Date: 16/06/2022

Property Type: House

Land Size: 951 sqm approx

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