

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

6 Wily Court, Lilydale Vic 3140

Indicative selling price

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

Range between

\$740,000

&

\$780,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2019

to

31/12/2019

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	4 Benjamin Cha MOOROOLBARK 3138	\$770,000	23/12/2019
2	77 Albert Hill Rd LILYDALE 3140	\$761,000	30/09/2019
3	89 Lakeview Dr LILYDALE 3140	\$749,000	30/12/2019

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:

04/02/2020 16:00



Property Type: House (Previously Occupied - Detached)
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$780,000
Median House Price
December quarter 2019: \$700,000

Comparable Properties



4 Benjamin Cha MOOROOLBARK 3138 (REI) Agent Comments



Price: \$770,000
Method: Private Sale
Date: 23/12/2019
Property Type: House
Land Size: 749 sqm approx

77 Albert Hill Rd LILYDALE 3140 (VG) Agent Comments



Price: \$761,000
Method: Sale
Date: 30/09/2019
Property Type: House (Res)
Land Size: 564 sqm approx



89 Lakeview Dr LILYDALE 3140 (REI) Agent Comments



Price: \$749,000
Method: Private Sale
Date: 30/12/2019
Rooms: 4
Property Type: House (Res)
Land Size: 865 sqm approx