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

23 The Circuit, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$800,000		&		\$880,000					
Median sale price										
Median price	\$862,500	Property Type Hou		Hou	se		Suburb	Lilydale		
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Sanctuary Ct LILYDALE 3140	\$870,000	01/03/2023
2	46 Bimbadeen Dr MOOROOLBARK 3138	\$870,000	12/12/2022
3	19 Melody CI LILYDALE 3140	\$830,000	03/05/2023

OR

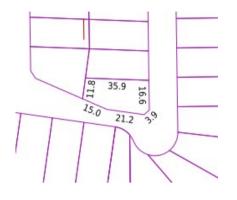
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

31/05/2023 12:03









Property Type: Land Land Size: 623 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending March 2023: \$862,500

Comparable Properties

	1 Sanctuary Ct LILYDALE 3140 (REI/VG) 2 2 1 Price: \$870,000 Method: Private Sale Date: 01/03/2023 Property Type: House (Res) Land Size: 664 sqm approx	Agent Comments
Professionals	46 Bimbadeen Dr MOOROOLBARK 3138 (REI/VG) ↓ ↓ ↓ 2 ↓ ↓ 2 Price: \$870,000 Method: Private Sale Date: 12/12/2022 Property Type: House Land Size: 864 sqm approx	Agent Comments
	19 Melody CI LILYDALE 3140 (REI) 3 2 2 2 Price: \$830,000 Method: Private Sale Date: 03/05/2023 Property Type: House (Res)	Agent Comments

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



Propertydata

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