

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

17 Delta Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$880,000

Property Type House

Suburb Lilydale

Period - From 01/04/2021

to 31/03/2022

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	23 Glencoe PI LILYDALE 3140	\$990,000	28/02/2022
2	56 The Gateway LILYDALE 3140	\$950,000	23/02/2022
3	1 Kingsburgh La LILYDALE 3140	\$925,000	14/01/2022

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:

18/05/2022 14:33



Rooms: 6
Property Type: House
Land Size: 783 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending March 2022: \$880,000

Comparable Properties



23 Glencoe PI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 28/02/2022
Property Type: House
Land Size: 648 sqm approx



56 The Gateway LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 23/02/2022
Property Type: House
Land Size: 720 sqm approx



1 Kingsburgh La LILYDALE 3140 (VG)

Agent Comments



Price: \$925,000
Method: Sale
Date: 14/01/2022
Property Type: House (Res)
Land Size: 703 sqm approx

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