Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	17 Delta Close, Lilydale Vic 3140
Including suburb and	
postcode	

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	Pro	perty 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

Aut	areas or comparable property	1 1100	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

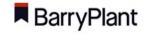
OR

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



Date of sale







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)

4



6

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



56 The Gateway LILYDALE 3140 (REI/VG)

4







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



1 Kingsburgh La LILYDALE 3140 (VG)

-



6.

Price: \$925,000 **Method:** Sale **Date:** 14/01/2022

Property Type: House (Res) **Land Size:** 703 sqm approx

Agent Comments

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



