## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 5/24 Maroondah Highway, Lilydale Vic 3140

## Indicative selling price

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

Single price \$549,950

#### Median sale price

Median price	\$867,500	Pro	perty Type Ho	use		Suburb	Lilydale
Period - From	01/01/2025	to	31/03/2025	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.

Ado	dress of comparable property	Price	Date of sale
1	3/13 Nicholas St LILYDALE 3140	\$565,000	04/03/2025
2	8 Longtown CI LILYDALE 3140	\$567,000	28/02/2025
3	2 Alanah CI LILYDALE 3140	\$560,000	19/02/2025

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:

23/04/2025 12:04



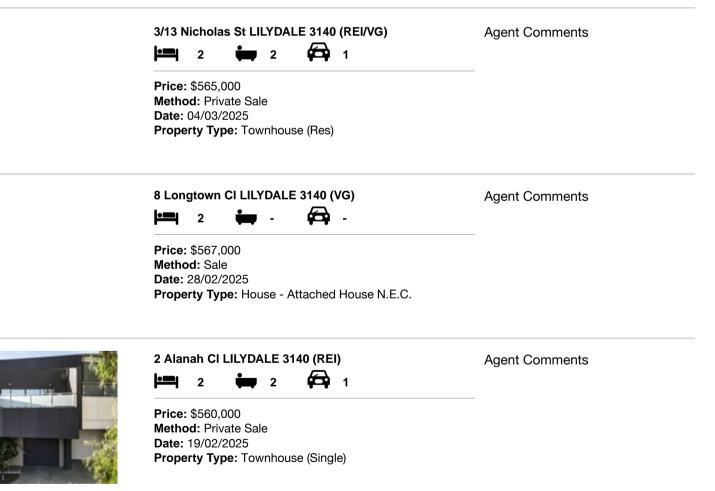






**Property Type:** Agent Comments Indicative Selling Price \$549,950 Median House Price March quarter 2025: \$867,500

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300



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