

# 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

16 Bellbird Drive, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$635,250

Property Type Vacant land

Suburb Lilydale

Period - From 19/01/2022

to

18/01/2023

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		
2		
3		

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:

19/01/2023 10:21



**Property Type:** Land  
**Land Size:** 2951 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Land Price**  
19/01/2022 - 18/01/2023: \$635,250

## Comparable Properties

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.

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