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

497 Maroondah Highway, Lilydale Vic 3140
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Indicative selling price

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

Range between \$730,000	&	\$790,000
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Median sale price

Median price	\$845,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/07/2021	to	30/09/2021		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

1	65 Alexandra Rd LILYDALE 3140	\$785,000	29/06/2021
2	11 Trafalgar Cr LILYDALE 3140	\$773,250	25/10/2021
3	32 Trafalgar Cr LILYDALE 3140	\$751,500	13/10/2021

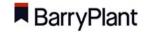
OR

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:	01/12/2021 12:58
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Date of sale







Property Type: House Land Size: 936.491 sqm approx

Agent Comments

Indicative Selling Price \$730,000 - \$790,000 **Median House Price** September quarter 2021: \$845,000

Comparable Properties



65 Alexandra Rd LILYDALE 3140 (REI/VG)

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Price: \$785,000 Method: Private Sale Date: 29/06/2021 Property Type: House Land Size: 897 sqm approx **Agent Comments**



11 Trafalgar Cr LILYDALE 3140 (REI)



Price: \$773,250 Method: Private Sale Date: 25/10/2021 Property Type: House Land Size: 943 sqm approx Agent Comments



32 Trafalgar Cr LILYDALE 3140 (REI)





Price: \$751,500 Method: Private Sale Date: 13/10/2021 Property Type: House Land Size: 922 sqm approx Agent Comments

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



