

# 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

497 Maroondah Highway, 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

\$730,000

&

\$790,000

### Median sale price

Median price

\$845,000

Property 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	Price	Date of sale
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



 3  0  2

**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)**

**Agent Comments**

 3  1  3

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



**11 Trafalgar Cr LILYDALE 3140 (REI)**

**Agent Comments**

 3  1  2

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



**32 Trafalgar Cr LILYDALE 3140 (REI)**

**Agent Comments**

 3  1  3

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

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