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

2/33 Winnetka Drive, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$870,500	Property Type Hous		se S		Suburb	Lilydale	
Period - From	01/04/2023	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	2/74 Bastow Rd LILYDALE 3140	\$770,000	27/04/2023
2	27 Beresford Rd LILYDALE 3140	\$762,500	09/08/2023
3	1 Saintly PI LILYDALE 3140	\$745,000	02/05/2023

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:

05/10/2023 00:42









Property Type: Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price June quarter 2023: \$870,500

Comparable Properties

	2/74 Bastow Rd LILYDALE 3140 (REI/VG) 3 2 2 2 Price: \$770,000 Method: Private Sale Date: 27/04/2023 Property Type: Unit Land Size: 258 sqm approx	Agent Comments
Ender	27 Beresford Rd LILYDALE 3140 (REI/VG) 3 2 2 1 Price: \$762,500 Method: Private Sale Date: 09/08/2023 Property Type: House Land Size: 494 sqm approx	Agent Comments
	1 Saintly PI LILYDALE 3140 (VG) Price: \$745,000 Method: Sale Date: 02/05/2023 Property Type: Land	Agent Comments

Account - Barry Plant | P: 03 9735 3300

propertydata



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