

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$770,000

### Median sale price

Median price \$870,500

Property Type House

Suburb Lilydale

Period - From 01/04/2023

to

30/06/2023

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	2/74 Bastow Rd LILYDALE 3140	\$770,000	27/04/2023
2	27 Beresford Rd LILYDALE 3140	\$762,500	09/08/2023
3	1 Saintly Pl 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)**

Agent Comments

**Price:** \$770,000**Method:** Private Sale**Date:** 27/04/2023**Property Type:** Unit**Land Size:** 258 sqm approx**27 Beresford Rd LILYDALE 3140 (REI/VG)**

Agent Comments

**Price:** \$762,500**Method:** Private Sale**Date:** 09/08/2023**Property Type:** House**Land Size:** 494 sqm approx**1 Saintly Pl LILYDALE 3140 (VG)**

Agent Comments

**Price:** \$745,000**Method:** Sale**Date:** 02/05/2023**Property Type:** Land