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	2 Woodlee Rise, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$862,500	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/04/2022	to	31/03/2023		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

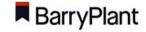
Address of comparable property		Price	Date of sale
1	7 Water Lilly La LILYDALE 3140	\$975,000	14/04/2023
2	28 Heritage Dr LILYDALE 3140	\$970,000	20/02/2023
3	126 Lakeview Dr LILYDALE 3140	\$930,000	14/02/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/05/2023 10:37











Property Type: House (Previously Occupied - Detached) Land Size: 798 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** Year ending March 2023: \$862,500

Comparable Properties



7 Water Lilly La LILYDALE 3140 (REI)





Price: \$975,000 Method: Private Sale Date: 14/04/2023 Property Type: House Land Size: 1205 sqm approx **Agent Comments**



28 Heritage Dr LILYDALE 3140 (REI)





Price: \$970,000 Method: Private Sale Date: 20/02/2023 Property Type: House Land Size: 743 sqm approx Agent Comments



126 Lakeview Dr LILYDALE 3140 (REI)





Price: \$930.000 Method: Private Sale Date: 14/02/2023 Property Type: House Land Size: 863 sqm approx Agent Comments

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



