

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

15 Winnetka Drive, Lilydale Vic 3140

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$862,500

Property 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	Price	Date of sale
1	6 Valley Ho CHIRNSIDE PARK 3116	\$767,000	21/01/2023
2	27 Alexandra Rd LILYDALE 3140	\$725,270	25/04/2023
3	23 Rolling Hills Rd CHIRNSIDE PARK 3116	\$710,000	02/03/2023

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:

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Ashley Hutson
97353300

0408 335 403

ahutson@barryplant.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending March 2023: \$862,500



 3  3  2

Property Type: House

Land Size: 856 sqm approx

Agent Comments

Comparable Properties



6 Valley Ho CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  2  1

Price: \$767,000

Method: Private Sale

Date: 21/01/2023

Property Type: House

Land Size: 875 sqm approx



27 Alexandra Rd LILYDALE 3140 (REI)

Agent Comments

 5  3  2

Price: \$725,270

Method: Private Sale

Date: 25/04/2023

Property Type: House

Land Size: 814 sqm approx



23 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  2

Price: \$710,000

Method: Private Sale

Date: 02/03/2023

Property Type: House

Land Size: 860 sqm approx

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