

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

11 Valley View Drive, Lilydale

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$\* or range between \$780,000 & \$810,000

**Median sale price**

Median price \$780,000

Property type House

Suburb Lilydale

Period - From 01/10/2020

to

31/12/2020

Source REIU

**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) 9 Worcester Street, Lilydale	\$825,000	19/01/2021
2) 2 Harmony Close, Lilydale	\$770,000	22/12/2020
3) 3 Lakeview Drive, Lilydale	\$767,000	11/12/2020

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: 22/03/2021 12:37