

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

11-13 Edinburgh Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$875,000 Property Type House Suburb Lilydale

Period - From 22/11/2022 to 21/11/2023 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	4 French CI MOOROOLBARK 3138	\$1,340,000	16/11/2023
2	1 Camelot Ct MOOROOLBARK 3138	\$1,280,000	16/11/2023
3	5 Davey Rd MOUNT EVELYN 3796	\$1,257,000	02/11/2023

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:

22/11/2023 14:04



Property Type: House (Previously Occupied - Detached)
Land Size: 1664 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 22/11/2022 - 21/11/2023: \$875,000

Comparable Properties



4 French Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$1,340,000
Method: Private Sale
Date: 16/11/2023
Property Type: House
Land Size: 1182 sqm approx



1 Camelot Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$1,280,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: House (Res)
Land Size: 1530 sqm approx



5 Davey Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$1,257,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 2200 sqm approx