

# 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

13 Lillypilly Lane, Plenty Vic 3090

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,812,500 Property Type House Suburb Plenty

Period - From 01/01/2023 to 31/12/2023 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	31 Daviesia Dr PLENTY 3090	\$1,765,000	06/11/2023
2	38 Jacaranda Dr DIAMOND CREEK 3089	\$1,735,000	18/11/2023
3	65 David Hockney Dr DIAMOND CREEK 3089	\$1,681,000	27/01/2024

**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:

12/02/2024 09:10



**Rooms:** 10

**Property Type:** House

**Land Size:** 1000 sqm approx

Agent Comments

## Comparable Properties



**31 Daviesia Dr PLENTY 3090 (REI)**

Agent Comments



**Price:** \$1,765,000

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** House

**Land Size:** 1621 sqm approx



**38 Jacaranda Dr DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



**Price:** \$1,735,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 793 sqm approx



**65 David Hockney Dr DIAMOND CREEK 3089 (REI)**

Agent Comments



**Price:** \$1,681,000

**Method:** Private Sale

**Date:** 27/01/2024

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 819 sqm approx