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

14 Norris Drive, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$740,000		&		\$780,000				
Median sale price									
Median price	\$1,025,000	Pro	Property Type		House		Suburb	Lilydale	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	13 Admiral Ct LILYDALE 3140	\$775,000	20/02/2024
2	5 Tugun Rd LILYDALE 3140	\$750,000	13/01/2024
3	1a Alfred Rd LILYDALE 3140	\$740,000	14/02/2024

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:

03/04/2024 12:59









Rooms: 4 Property Type: House Agent Comments Indicative Selling Price \$740,000 - \$780,000 Median House Price December quarter 2023: \$1,025,000

Comparable Properties

	13 Admiral Ct LILYDALE 3140 (REI)Image: 3Image: 1Image: 2Price: \$775,000Private SaleDate: 20/02/2024Property Type: HouseDate: 20/02/2024Property Type: HouseLand Size: 866 sqm approx	Agent Comments
	5 Tugun Rd LILYDALE 3140 (REI/VG) 3 1 2 Price: \$750,000 Method: Private Sale Date: 13/01/2024 Property Type: House Land Size: 1013 sqm approx	Agent Comments
GA REALTY	1a Alfred Rd LILYDALE 3140 (REI)1324Price: \$740,000Method: Private SaleDate: 14/02/2024Property Type: HouseLand Size: 1268 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



propertydata

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