

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

16 Valencia Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$950,000 Property Type House Suburb Lilydale

Period - From 01/01/2024 to 31/03/2024 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	105 Birmingham Rd MOUNT EVELYN 3796	\$820,000	20/03/2024
2	17 Heath Av MOUNT EVELYN 3796	\$814,170	28/03/2024
3	8 Irvine St MOUNT EVELYN 3796	\$785,000	20/02/2024

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:

24/04/2024 10:56



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1019 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median House Price
March quarter 2024: \$950,000

Comparable Properties



105 Birmingham Rd MOUNT EVELYN 3796 (REI)

Agent Comments

3 2 4

Price: \$820,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 1641 sqm approx



17 Heath Av MOUNT EVELYN 3796 (REI)

Agent Comments

3 1 4

Price: \$814,170
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 866 sqm approx



8 Irvine St MOUNT EVELYN 3796 (REI)

Agent Comments

3 1 -

Price: \$785,000
Method: Private Sale
Date: 20/02/2024
Property Type: House
Land Size: 1475 sqm approx

Account - Barry Plant | P: 03 9735 3300