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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$770,000		&		\$840,000			
Median sale pr	rice							
Median price	\$950,000	Pro	operty Type	Hou	se		Suburb	Lilydale
Period - From	01/01/2024	to	31/03/2024		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	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



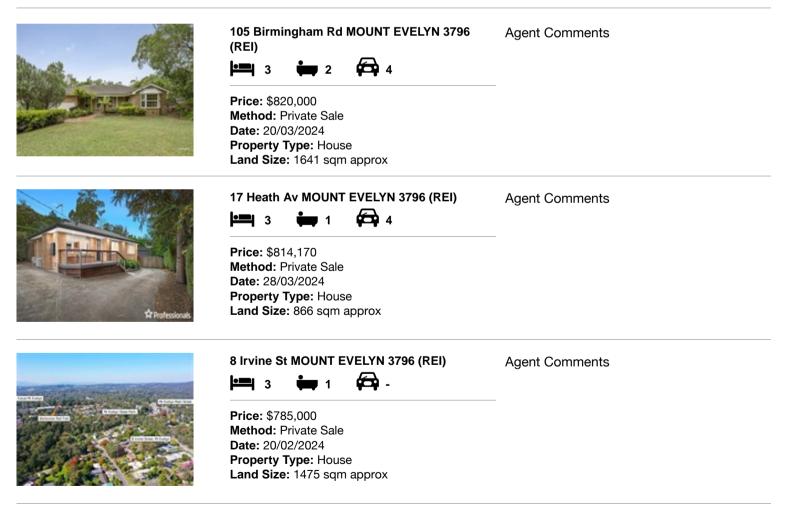






Property Type: Divorce/Estate/Family Transfers Land Size: 1019 sqm approx Agent Comments Indicative Selling Price \$770,000 - \$840,000 Median House Price March quarter 2024: \$950,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



propertydata

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