

# 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 18 Bowen Road, Lilydale Vic 3140

### Indicative selling price

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

Range between \$795,000 & \$850,000

### 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

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
18 Morokai Grove, Lilydale Vic 3140	\$875,000	12/12/2023
14 Edward Road, Chirnside Park Vic 3116	\$840,000	30/11/2023
13 Kidgell Street, Lilydale Vic 3140	\$810,000	04/03/2024

This Statement of Information was prepared on: 15/04/2024