

## 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

19 PARK LANE LILYDALE VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$907,500

Property type

House

Suburb

Lilydale

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

30 HEDWIG DRIVE MOOROOLBARK VIC 3138	\$715,000	07-Dec-23
30A DIANE CRESCENT MOOROOLBARK VIC 3138	\$740,000	28-Dec-23
70 BIRMINGHAM ROAD MOUNT EVELYN VIC 3796	\$750,000	15-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 28 February 2024



**30 HEDWIG DRIVE  
MOOROOLBARK VIC 3138**

3 2 1

Sold Price **\$715,000** Sold Date **07-Dec-23**

Distance **2.02km**



**30A DIANE CRESCENT  
MOOROOLBARK VIC 3138**

3 2 1

Sold Price **\$740,000** Sold Date **28-Dec-23**

Distance **2.11km**



**70 BIRMINGHAM ROAD MOUNT  
EVELYN VIC 3796**

3 2 2

Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **15-Feb-24**

Distance **3.97km**

RS = Recent sale

UN = Undisclosed Sale

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