

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

23 Clearwater Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$900,000 & \$990,000

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	80 Blue Ridge Dr MOOROOLBARK 3138	\$985,000	20/12/2023
2	103 Lakeview Dr LILYDALE 3140	\$965,000	09/04/2024
3	98 Lakeview Dr LILYDALE 3140	\$955,000	05/12/2023

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:

04/06/2024 15:12



 5  2  1

Property Type: House

Land Size: 648 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2024: \$950,000

Comparable Properties



80 Blue Ridge Dr MOOROOLBARK 3138 (REI) [Agent Comments](#)

 4  2  2

Price: \$985,000

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 682 sqm approx



103 Lakeview Dr LILYDALE 3140 (REI) [Agent Comments](#)

 4  2  2

Price: \$965,000

Method: Private Sale

Date: 09/04/2024

Property Type: House

Land Size: 864 sqm approx



98 Lakeview Dr LILYDALE 3140 (REI) [Agent Comments](#)

 4  2  2

Price: \$955,000

Method: Private Sale

Date: 05/12/2023

Property Type: House

Land Size: 865 sqm approx