

# 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

28 Mitchell 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 \$720,000 & \$792,000

### Median sale price

Median price \$915,000 Property Type House Suburb Lilydale

Period - From 01/04/2023 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	50 Birmingham Rd MOUNT EVELYN 3796	\$765,000	18/04/2024
2	18 Stubbs Av MOUNT EVELYN 3796	\$740,000	25/04/2024
3	5 Kemp Av MOUNT EVELYN 3796	\$737,000	15/05/2024

**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:

06/06/2024 16:53



**Property Type:**

Agent Comments

## Comparable Properties



**50 Birmingham Rd MOUNT EVELYN 3796 (REI)** Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 18/04/2024

**Property Type:** House

**Land Size:** 434 sqm approx



**18 Stubbs Av MOUNT EVELYN 3796 (REI/VG)** Agent Comments



**Price:** \$740,000

**Method:** Private Sale

**Date:** 25/04/2024

**Property Type:** House

**Land Size:** 973 sqm approx



**5 Kemp Av MOUNT EVELYN 3796 (REI)** Agent Comments



**Price:** \$737,000

**Method:** Private Sale

**Date:** 15/05/2024

**Property Type:** House

**Land Size:** 866 sqm approx