

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 3/23 Rouke Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$730,000 & \$770,000

Median sale price

Median price \$610,000 Property type Unit 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
2/10 Brown Street, Lilydale Vic 3140	\$735,000	27/01/2024
26a Cave Hill Road, Lilydale Vic 3140	\$755,000	27/02/2024
132a Edward Road, Chirnside Park Vic 3116	\$761,000	19/03/2024

This Statement of Information was prepared on: 14/05/2024