## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,005,000

# Property offered for sale

3 Don Court, Lilydale Vic 3140
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#### Indicative selling price

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

Range between	\$960,000	&	\$1,020,000
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#### Median sale price

Median price \$850,000	Property T	ype House	Suburb	Lilydale
Period - From 01/07/2023	to 30/09/2	2023 So	ource	

#### Comparable property sales (\*Delete A or B below as applicable)

19 The Gateway LILYDALE 3140

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	12 Vittorio Ct LILYDALE 3140	\$1,065,000	23/10/2023
2	13 Bravo Ct LILYDALE 3140	\$1,050,000	07/09/2023

#### OR

3

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:	07/12/2023 11:03



15/11/2023







Rooms: 9

**Property Type:** House (Res) **Land Size:** 720 sqm approx

**Agent Comments** 

Indicative Selling Price \$960,000 - \$1,020,000 Median House Price September quarter 2023: \$850,000

# Comparable Properties



12 Vittorio Ct LILYDALE 3140 (REI)

4





Price: \$1,065,000 Method: Private Sale Date: 23/10/2023 Property Type: House Land Size: 740 sqm approx **Agent Comments** 



13 Bravo Ct LILYDALE 3140 (REI/VG)

4







Price: \$1,050,000 Method: Private Sale Date: 07/09/2023 Property Type: House Land Size: 730 sqm approx **Agent Comments** 



19 The Gateway LILYDALE 3140 (REI)

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**5** 2

Price: \$1,005,000 Method: Private Sale Date: 15/11/2023 Property Type: House Land Size: 721 sqm approx Agent Comments

Account - Professionals Methven Mount Evelyn | P: 03 9726 8888





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