

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 Don Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$960,000 & \$1,020,000

Median sale price

Median price \$850,000 Property Type House Suburb Lilydale

Period - From 01/07/2023 to 30/09/2023 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	12 Vittorio Ct LILYDALE 3140	\$1,065,000	23/10/2023
2	13 Bravo Ct LILYDALE 3140	\$1,050,000	07/09/2023
3	19 The Gateway LILYDALE 3140	\$1,005,000	15/11/2023

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:

07/12/2023 11:03



 4  2  2

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)

Agent Comments

 4  2  2

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



13 Bravo Ct LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

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



19 The Gateway LILYDALE 3140 (REI)

Agent Comments

 5  2  2

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

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