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	41 Mitchell Road, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000	&	\$850,000
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Median sale price

Median price	\$1,025,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2023	to	31/12/2023		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

Address of comparable property		Price	Date of sale
1	7 Everton Rd MOUNT EVELYN 3796	\$801,000	10/11/2023
2	4 The Portal LILYDALE 3140	\$800,000	03/01/2024
3	2 Vega CI LILYDALE 3140	\$775,000	26/09/2023

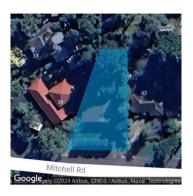
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2024 14:50













Property Type: House Land Size: 930 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$850,000 **Median House Price**

December quarter 2023: \$1,025,000

Comparable Properties



7 Everton Rd MOUNT EVELYN 3796 (REI/VG)





Agent Comments

Price: \$801,000 Method: Private Sale Date: 10/11/2023 Property Type: House

Land Size: 966 sqm approx



4 The Portal LILYDALE 3140 (REI/VG)





Price: \$800,000 Method: Private Sale Date: 03/01/2024 Property Type: House Land Size: 469 sqm approx Agent Comments



2 Vega CI LILYDALE 3140 (REI/VG)





Price: \$775.000 Method: Private Sale Date: 26/09/2023 Property Type: House Land Size: 864 sqm approx Agent Comments

Account - Woodards | P: 0390563899



