

# 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

7 Banker Court, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$950,000 Property Type House Suburb Lilydale

Period - From 18/04/2023 to 17/04/2024 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	66 The Gateway LILYDALE 3140	\$1,200,000	16/11/2023
2	52 Kingsburgh La LILYDALE 3140	\$1,085,000	25/10/2023
3	9 Glencoe PI LILYDALE 3140	\$1,057,500	26/02/2024

**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: 18/04/2024 11:36



**Rooms:** 8

**Property Type:** House

**Land Size:** 720 sqm approx

Agent Comments

## Comparable Properties



**66 The Gateway LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$1,200,000

**Method:** Sale

**Date:** 16/11/2023

**Property Type:** House (Res)

**Land Size:** 634 sqm approx



**52 Kingsburgh La LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$1,085,000

**Method:** Private Sale

**Date:** 25/10/2023

**Property Type:** House

**Land Size:** 724 sqm approx



**9 Glencoe PI LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$1,057,500

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** House (Res)

**Land Size:** 643 sqm approx