

# 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 Grand View Grove, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$955,000 Property Type House Suburb Lilydale

Period - From 19/06/2023 to 18/06/2024 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	6 Pisces Ct LILYDALE 3140	\$1,300,000	20/02/2024
2	21 Cashins Mill PI LILYDALE 3140	\$1,230,000	29/01/2024
3	3 Grand View Gr LILYDALE 3140	\$1,182,000	14/06/2024

**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: 19/06/2024 16:18



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4   2   2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 800 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
19/06/2023 - 18/06/2024: \$955,000

## Comparable Properties



**6 Pisces Ct LILYDALE 3140 (REI/VG)**

4   3   4

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** House (Res)  
**Land Size:** 937 sqm approx

Agent Comments

was only Double garage with driveway parking



**21 Cashins Mill PI LILYDALE 3140 (REI/VG)**

4   2   5

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 29/01/2024  
**Property Type:** House  
**Land Size:** 1383 sqm approx

Agent Comments

Was only double garage with driveway parking



**3 Grand View Gr LILYDALE 3140 (REI)**

4   2   2

**Price:** \$1,182,000  
**Method:** Private Sale  
**Date:** 14/06/2024  
**Property Type:** House

Agent Comments

Same street, reverse living.