

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

92 The Gateway, Lilydale Vic 3140

Indicative selling price

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

Range between \$890,000 & \$950,000

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	33 Chester St LILYDALE 3140	\$960,000	21/03/2024
2	79 Nimblefoot Way LILYDALE 3140	\$942,000	01/05/2024
3	9 Delta Cl LILYDALE 3140	\$940,000	04/03/2024

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 17:30



Property Type:
Divorce/Estate/Family Transfers
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median House Price
19/06/2023 - 18/06/2024: \$955,000

Comparable Properties



33 Chester St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 764 sqm approx



79 Nimblefoot Way LILYDALE 3140 (REI)

Agent Comments



Price: \$942,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 650 sqm approx



9 Delta Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 863 sqm approx

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