

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

Lot 2/ 9 Wilsons Lane, Lilydale Vic 3140

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$660,000

Property Type Vacant land

Suburb Lilydale

Period - From 09/07/2023

to 08/07/2024

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	2/22 Dunoon St MOOROOLBARK 3138	\$415,000	18/04/2024
2	21A Lancaster PI CHIRNSIDE PARK 3116	\$369,000	11/05/2024
3	133A Maroondah Hwy CHIRNSIDE PARK 3116	\$325,000	23/01/2024

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:

09/07/2024 14:13



Property Type: Land
Land Size: 275 sqm approx
 Agent Comments

Indicative Selling Price
 \$395,000
Median Land Price
 09/07/2023 - 08/07/2024: \$660,000

Comparable Properties



2/22 Dunoon St MOOROOLBARK 3138
 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 18/04/2024
Property Type: Land (Res)
Land Size: 400 sqm approx



21A Lancaster PI CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$369,000
Method: Private Sale
Date: 11/05/2024
Property Type: Land
Land Size: 442 sqm approx



133A Maroondah Hwy CHIRNSIDE PARK 3116 Agent Comments
 (REI)



Price: \$325,000
Method: Private Sale
Date: 23/01/2024
Property Type: Land
Land Size: 414 sqm approx

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