

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

48 The Eyrie, Lilydale Vic 3140

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$920,000 Property Type House Suburb Lilydale

Period - From 01/10/2021 to 31/12/2021 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	12 Brown St LILYDALE 3140	\$1,215,000	15/02/2022
2	14 Allison Cr LILYDALE 3140	\$1,200,000	01/03/2022
3	11 George St LILYDALE 3140	\$1,200,000	18/12/2021

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 1133 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,050,000
Median House Price
 December quarter 2021: \$920,000

Comparable Properties



12 Brown St LILYDALE 3140 (REI)

Agent Comments



Price: \$1,215,000
Method: Private Sale
Date: 15/02/2022
Property Type: House (Res)
Land Size: 1036 sqm approx



14 Allison Cr LILYDALE 3140 (VG)

Agent Comments



Price: \$1,200,000
Method: Sale
Date: 01/03/2022
Property Type: Development Site (Res)
Land Size: 1016 sqm approx



11 George St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 18/12/2021
Property Type: House
Land Size: 1013 sqm approx