

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 6/11 Maroondah Highway, Lilydale Vic 3140

Indicative selling price

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

Range between \$575,000 & \$610,000

Median sale price

Median price \$613,000 Property Type Townhouse Suburb Lilydale

Period - From 04/07/2023 to 03/07/2024 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	3 Sarges Mews LILYDALE 3140	\$582,500	01/06/2024
2	6 Pablo PI LILYDALE 3140	\$610,000	04/03/2024
3	4 Welcome CI LILYDALE 3140	\$608,000	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: 04/07/2024 23:11



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Property Type: Townhouse
Land Size: 121 sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$610,000
Median Townhouse Price
04/07/2023 - 03/07/2024: \$613,000

Comparable Properties



3 Sarges Mews LILYDALE 3140 (REI)

Agent Comments

2 2 1

Price: \$582,500
Method: Private Sale
Date: 01/06/2024
Property Type: Townhouse (Single)
Land Size: 88 sqm approx



6 Pablo PI LILYDALE 3140 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000
Method: Private Sale
Date: 04/03/2024
Property Type: Townhouse (Res)



4 Welcome CI LILYDALE 3140 (REI/VG)

Agent Comments

2 2 1

Price: \$608,000
Method: Private Sale
Date: 26/02/2024
Property Type: Townhouse (Single)