

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

19 Helena Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$900,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 30/09/2024 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	18 Creek Rd LILYDALE 3140	\$611,000	10/08/2024
2	17 Queen Rd LILYDALE 3140	\$626,000	13/06/2024
3			

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:

04/12/2024 15:35

Lachlan Williams
9722 9755
0414 582 556

teamwilliams@hoskins.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending September 2024: \$900,000



Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



18 Creek Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$611,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 357 sqm approx



17 Queen Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$626,000

Method: Private Sale

Date: 13/06/2024

Property Type: House

Land Size: 329 sqm approx

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.

Account - Hoskins | P: 03 9722 9755