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	8 Eucalypt Drive, 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 $843,750 Property Type House Suburb Lilydale

Period - From 01/04/2021 to 30/06/2021 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	10 Rory Ct LILYDALE 3140	$1,000,000	04/10/2021
2	158 Lakeview Dr LILYDALE 3140	$950,000	25/06/2021
3	20 Eucalypt Dr LILYDALE 3140	$900,000	23/07/2021

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: 05/10/2021 12:48

8 Eucalypt Drive, Lilydale Vic 3140



- -

Property Type: House (Previously Occupied - Detached)
Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
June quarter 2021: $843,750

Comparable Properties



10 Rory Ct LILYDALE 3140 (REI)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 04/10/2021
Property Type: House
Land Size: 665 sqm approx

Agent Comments



158 Lakeview Dr LILYDALE 3140 (REI/VG)

3 2 7

Price: $950,000
Method: Private Sale
Date: 25/06/2021
Property Type: House
Land Size: 866 sqm approx

Agent Comments



20 Eucalypt Dr LILYDALE 3140 (REI)

6 3 2

Price: $900,000
Method: Private Sale
Date: 23/07/2021
Property Type: House (Res)

Agent Comments

Backs onto busy Hull Road.

Account - Hoskins | P: 98747677, 9722 9755

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.