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	23 Bellbird Drive, Lilydale Vic 3140

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $845,000 Property Type House Suburb Lilydale

Period - From 01/07/2021 to 30/09/2021 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	4 Doonside Dr LILYDALE 3140	$2,200,000	01/07/2021
2	53 Bellbird Dr LILYDALE 3140	$1,960,000	12/10/2021
3	19 Bellbird Dr LILYDALE 3140	$1,830,000	26/06/2021

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: 20/10/2021 16:28

23 Bellbird Drive, Lilydale Vic 3140

David Alvares
9722 9755
0410 496 995
david@hoskins.com.au



4 3 2

Rooms: 7
Property Type: House
Land Size: 2000 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2021: $845,000

Comparable Properties



4 Doonside Dr LILYDALE 3140 (REI)

5 3 2

Price: $2,200,000
Method: Private Sale
Date: 01/07/2021
Property Type: House
Land Size: 2525 sqm approx

Agent Comments



53 Bellbird Dr LILYDALE 3140 (REI)

4 3 4

Price: $1,960,000
Method: Private Sale
Date: 12/10/2021
Property Type: House
Land Size: 2222 sqm approx

Agent Comments

19 Bellbird Dr LILYDALE 3140 (REI/VG)

4 2 2

Price: $1,830,000
Method: Private Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 2230 sqm approx

Agent Comments

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