



# Property Report

## 29 The Eyrie Lilydale VIC 3140

**Date** 23 August 2019

**Prepared for** Patrick & Linsey Hennessey

**Prepared by** Narelle Dorney



CoreLogic®

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**Harcourts**

29 The Eyrie Lilydale VIC 3140



4



2



1



-



242m<sup>2</sup>

## Property Details

RPD	LOT 2 PS631761	Lot/Plan	2/PS631761
Property Type	House	Council Area	Yarra Ranges
Year Built	-	Land Use Primary	Detached Dwelling (existing)
Zone	RGZ1, Residential Growth Zone - Schedule 1		



## 29 The Eyrie Lilydale VIC 3140

### Estimated Value

Estimated Value:

**\$625,000**

Estimated Value Range:

**\$556,000 - \$693,000**

Estimated Value Confidence:



Estimated Value as at 19 August 2019. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

### Property Activity Summary

Date	Activity	Value	Details
09 Feb 2017	For Rent	\$435 / week	Campaign period: 09/02/2017 - 25/02/2017, Listed by: Rhys Tainton, Harcourts - Croydon, Days on market: 17
27 May 2015	For Rent	\$430 / week	Campaign period: 27/05/2015 - 16/06/2015, Listed by: Jess Fouet, Stockdale & Leggo Lilydale, Days on market: 21
11 Apr 2015	Sold	\$472,500	Sale Method: Normal Sale
17 Feb 2015	For Sale	\$470,000 PLUS	Campaign period: 17/02/2015 - 11/04/2015, Listing Type: Normal Sale, Listed by: Sharyn Manning, Stockdale & Leggo Lilydale, Days on market: 54
02 Sep 2009	Sold	\$120,000	Sale Method: Unknown



## Recently Sold Properties



1.5km from property

### 1 Shevlin Close Lilydale VIC 3140

				
3	2	2	-	190m <sup>2</sup>

Sale Price **\$620,000** Sale Method Normal Sale

Sale Date 19/02/2019 Days on Market 120



2km from property

### 2/108 Victoria Road Lilydale VIC 3140

				
3	2	2	-	301m <sup>2</sup>

Sale Price **\$617,500** Sale Method Normal Sale

Sale Date 23/03/2019 Days on Market 268



1.3km from property

### 2 Winnetka Drive Lilydale VIC 3140

				
3	2	2	-	349m <sup>2</sup>

Sale Price **\$650,000** Sale Method Normal Sale

Sale Date 06/08/2019 Days on Market 30



1.5km from property

### 22 Cave Hill Road Lilydale VIC 3140

				
2	2	1	-	236m <sup>2</sup>

Sale Price **\$705,000** Sale Method Private Treaty

Sale Date 07/09/2018 Days on Market 67

### Agent Advised

29 The Eyrie Lilydale VIC 3140

CoreLogic Property Profile Report

## Properties For Sale



31 Botanica Drive Chirnside Park VIC 3116

4 2 2 164m<sup>2</sup> 420m<sup>2</sup>

First Ad Price **\$800,000** Listing Method Normal Sale

Latest Ad Price \$792,450 Days on Market 108

2.5km from property

## Properties For Rent



0.3km from property

### 3 Gardiner Street Lilydale VIC 3140

3   
 2   
 1   
 -   
 227m<sup>2</sup>

Rent Price **\$445/Week**      Days on Market 116

Campaign Period 30 Apr 2019 - 02 Aug



0.4km from property

### 9 Gardiner Street Lilydale VIC 3140

2   
 1   
 1   
 120m<sup>2</sup>   
 267m<sup>2</sup>

Rent Price **\$390/Week**      Days on Market 19

Campaign Period 05 Aug 2019 - 05 Aug



0.5km from property

### 9 Odell Court Lilydale VIC 3140

4   
 2   
 2   
 -   
 318m<sup>2</sup>

Rent Price **Not Disclosed**      Days on Market 8

Campaign Period 28 May 2019 - 04 Jun 2019



2.5km from property






### 31 Botanica Drive Chirnside Park VIC 3116

4   
 2   
 2   
 164m<sup>2</sup>   
 420m<sup>2</sup>

Rent Price **\$620/Week**      Days on Market 10

Campaign Period 14 Aug 2019 - 14 Aug 2019

## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Lilydale Primary School</b> 63-65 Castella Street Lilydale VIC 3140	0.5km	Primary	Mixed	Government	240
	<b>Lilydale High School</b> 25 Melba Avenue Lilydale VIC 3140	1.4km	Secondary	Mixed	Government	1927
	<b>Mount Lilydale Mercy College</b> 120 Anderson Street Lilydale VIC 3140	0.3km	Secondary	Mixed	Non-Government	1455
	<b>Mount Evelyn Christian School - Ranges Tec Campus</b> Beresford Road Lilydale VIC 3140	1km	Combined	-	Non-Government	-
	<b>Lilydale Heights College</b> 17-19 Nelson Road Lilydale VIC 3140	1.8km	Secondary	Mixed	Government	410

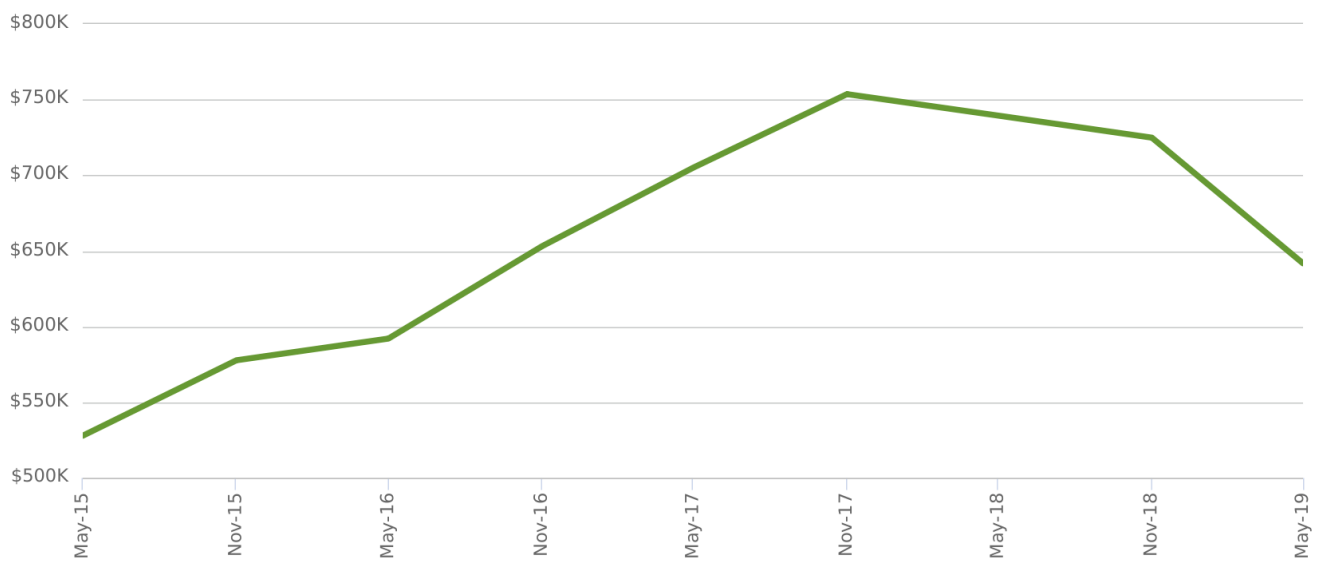
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

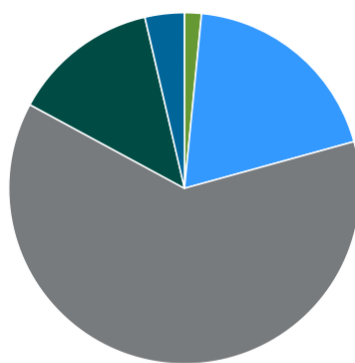
## Lilydale Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
May 2019	193	\$641,818	▼ 13.20%
May 2018	242	\$739,465	▲ 4.87%
May 2017	221	\$705,065	▲ 19.07%
May 2016	245	\$592,116	▲ 12.15%
May 2015	272	\$527,924	▲ 10.96%

### Median Value (monthly)

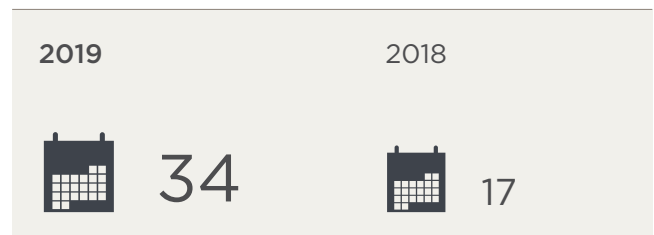


### Property Sales by Price (Past 12 months)

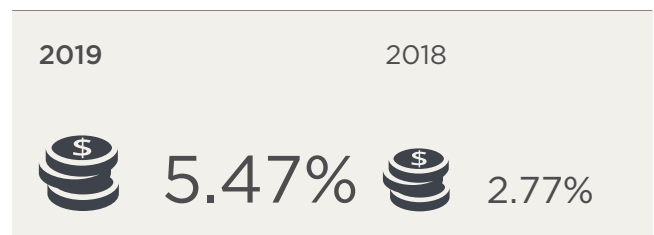


- \$200K-\$400K - 3 properties
- \$400K-\$600K - 37 properties
- \$600K-\$800K - 120 properties
- \$800K-\$1M - 26 properties
- \$1M-\$2M - 7 properties

### Median Days on Market



### Median Vendor Discount

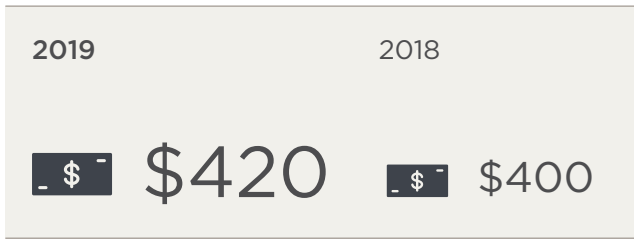


Statistics are calculated over a rolling 12 month period

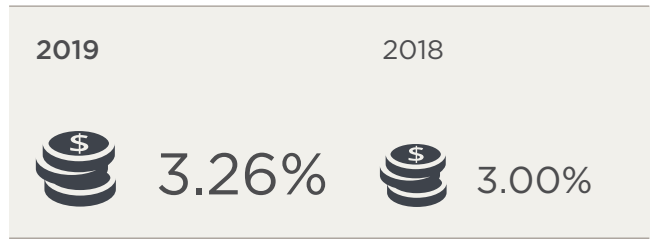


## Lilydale Insights - Houses

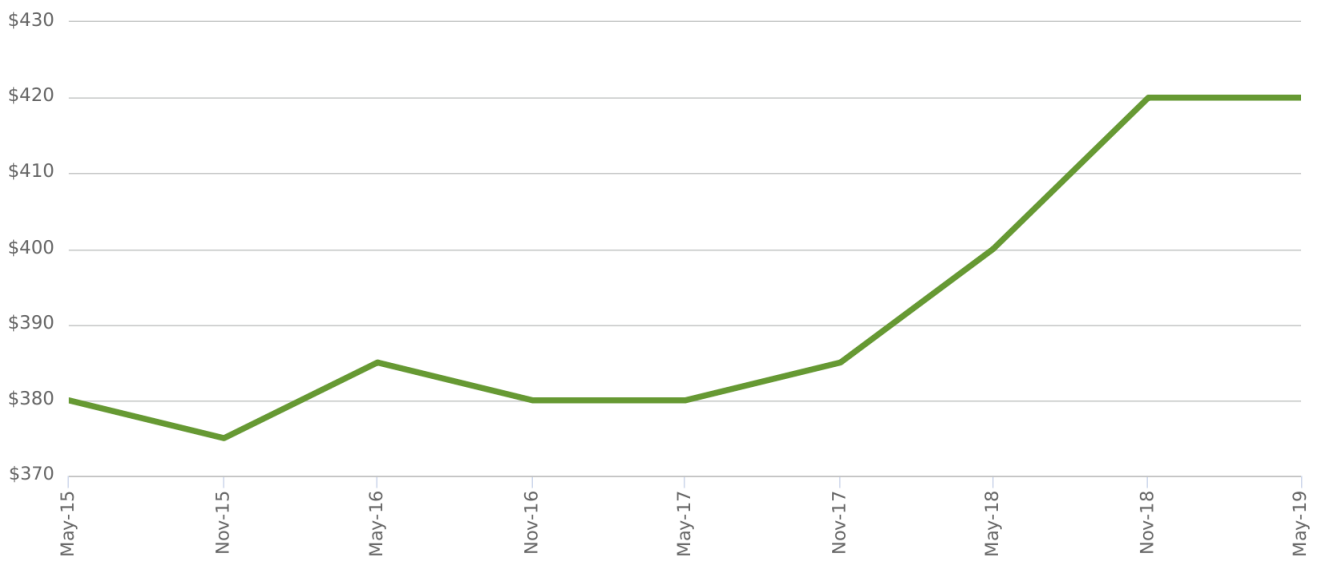
### Median Weekly Asking Rent



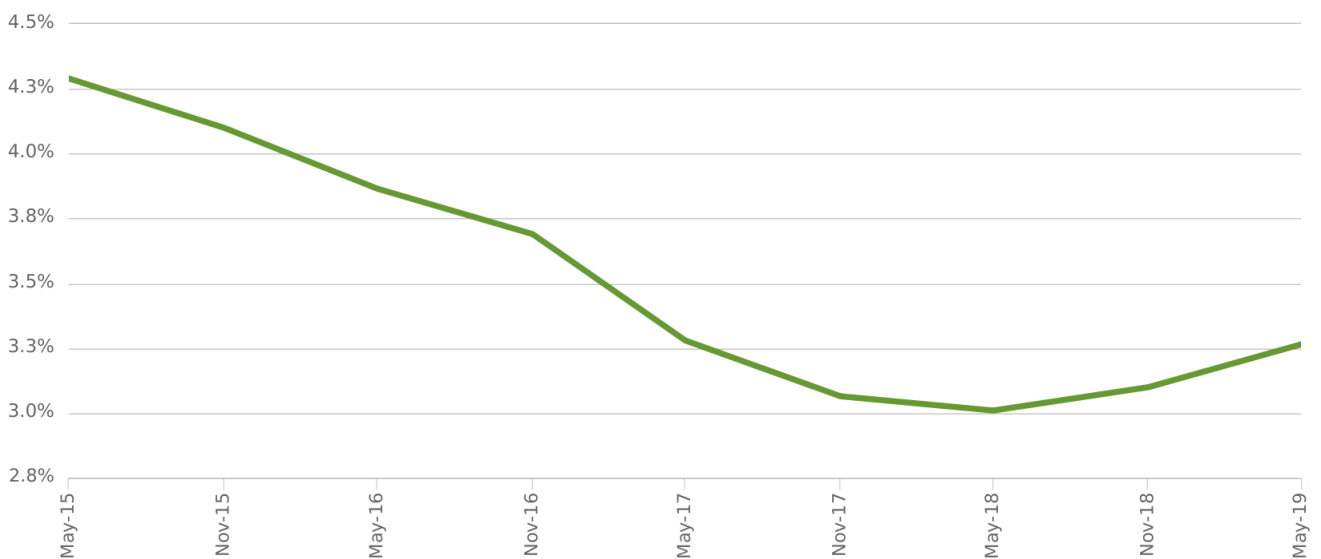
### Indicative Gross Rental Yield



### Median Asking Rent (12 months)



### Indicative Gross Rental Yield (12 months)



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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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