

## 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

4 DRILLER PLACE LILYDALE VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

1/17 PINE STREET LILYDALE VIC 3140	\$642,000	29-Oct-24
1 CLIFTON PLACE LILYDALE VIC 3140	\$580,000	14-Dec-24
1/44 CLARKE STREET LILYDALE VIC 3140	\$590,000	16-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 09 January 2025



**1/17 PINE STREET LILYDALE VIC 3140**

2 2 1

Sold Price

<sup>RS</sup> **\$642,000**

Sold Date **29-Oct-24**

Distance **0.39km**



**1 CLIFTON PLACE LILYDALE VIC 3140**

2 2 1

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **14-Dec-24**

Distance **0.53km**



**1/44 CLARKE STREET LILYDALE VIC 3140**

2 2 1

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date **16-Oct-24**

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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