



STATEMENT OF INFORMATION

2/10 MORNA STREET, LILYDALE
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

2/10 MORNA STREET LILYDALE VIC 3140

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Jun 2021

to

31 May 2022

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

25 ALEXANDRA ROAD LILYDALE VIC 3140	\$730,000	10-Jun-22
2/32 ALBERT ROAD LILYDALE VIC 3140	\$695,000	23-Feb-22
34/70-72 CAVE HILL ROAD LILYDALE VIC 3140	\$717,000	11-May-22

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: 22 June 2022



25 ALEXANDRA ROAD LILYDALE VIC 3140

Sold Price

^{RS}

\$730,000

Sold Date

10-Jun-22

3

2

2

Distance

0.23km



2/32 ALBERT ROAD LILYDALE VIC 3140

Sold Price

\$695,000

Sold Date

23-Feb-22

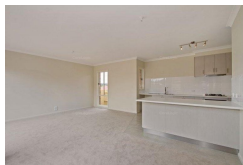
3

2

1

Distance

0.52km



34/70-72 CAVE HILL ROAD LILYDALE VIC 3140

Sold Price

\$717,000

Sold Date

11-May-22

3

2

2

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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