

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

10 ARNA MEWS 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Dec 2023

to

30 Nov 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

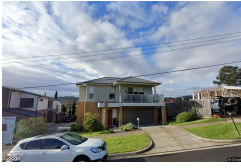
Date of sale

| | | |
|--|-----------|-----------|
| 4 ARNA MEWS LILYDALE VIC 3140 | \$695,000 | 07-Aug-24 |
| 4/9 DESCHAMPS STREET LILYDALE VIC 3140 | \$655,000 | 03-Sep-24 |
| 3/3 SLEVIN STREET LILYDALE VIC 3140 | \$700,000 | 12-Sep-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: 05 December 2024



4 ARNA MEWS LILYDALE VIC 3140 Sold Price **\$695,000** Sold Date **07-Aug-24**

3 2 -

Distance **0.05km**



**4/9 DESCHAMPS STREET
LILYDALE VIC 3140** Sold Price **\$655,000** Sold Date **03-Sep-24**

3 2 2

Distance **0.21km**



**3/3 SLEVIN STREET LILYDALE VIC
3140** Sold Price **\$700,000** Sold Date **12-Sep-24**

3 2 2

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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