

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

5/5 ALBERT ROAD 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Aug 2022

to

31 Jul 2023

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

37/471 MAROONDAH HIGHWAY LILYDALE VIC 3140	710000	27-Jul-23
4/78 ANDERSON STREET LILYDALE VIC 3140	700000	24-May-23
3/4 ALEXANDRA ROAD LILYDALE VIC 3140	710000	31-May-23

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: 08 August 2023


**37/471 MAROONDAH HIGHWAY
LILYDALE VIC 3140**
 3  2  2

Sold Price

^{RS} **710000** ^{UN}

Sold Date

27-Jul-23

Distance

0.54km

**4/78 ANDERSON STREET
LILYDALE VIC 3140**
 3  2  2

Sold Price

^{RS} **700000** ^{UN}

Sold Date

24-May-23

Distance

0.65km

**3/4 ALEXANDRA ROAD LILYDALE
VIC 3140**
 3  2  1

Sold Price

710000

Sold Date

31-May-23

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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