

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

2/14 THE EYRIE 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,585

Property type

Unit

Suburb

Lilydale

Period-from

01 Dec 2022

to

30 Nov 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

1/3 NICHOLAS STREET LILYDALE VIC 3140	\$711,000	06-Dec-23
3/12 HERMITAGE STREET LILYDALE VIC 3140	\$745,000	20-Nov-23
6 SHEVLIN CLOSE LILYDALE VIC 3140	\$712,500	06-Aug-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: 07 December 2023



1/3 NICHOLAS STREET LILYDALE
VIC 3140

3
 2
 1

Sold Price

^{RS} \$711,000 ^{UN}

Sold Date 06-Dec-23

Distance 1.51km



3/12 HERMITAGE STREET
LILYDALE VIC 3140

3
 2
 2

Sold Price

^{RS} \$745,000

Sold Date 20-Nov-23

Distance 0.47km



6 SHEVLIN CLOSE LILYDALE VIC
3140

3
 2
 2

Sold Price

\$712,500

Sold Date 06-Aug-23

Distance 1.57km

RS = Recent sale

 UN = Undisclosed Sale

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