

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

12 Hillside Court 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Lilydale

Period-from

01 Mar 2019

to

29 Feb 2020

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

10-12 Bastow Road Lilydale VIC 3140	\$650,000	13-Jan-20
51 Nelson Road Lilydale VIC 3140	\$655,000	11-Nov-19
3 The Brentwoods Chirnside Park VIC 3116	\$665,000	28-Nov-19

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: 02 March 2020



10-12 Bastow Road Lilydale VIC 3140

 3
  1
  1

Sold Price

\$650,000

Sold Date

13-Jan-20

Distance

0.47km



51 Nelson Road Lilydale VIC 3140

 3
  1
  1

Sold Price

\$655,000

Sold Date

11-Nov-19

Distance

1.97km



3 The Brentwoods Chirnside Park VIC 3116

 3
  1
  2

Sold Price

\$665,000

Sold Date

28-Nov-19

Distance

2.98km

RS = Recent sale

UN = Undisclosed Sale

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