

## 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

2A CLYDE STREET LILYDALE VIC 3140

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$886,500

Property type

House

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

27 BERESFORD ROAD LILYDALE VIC 3140	\$762,500	09-Aug-23
1 THE BRIARS MOOROOLBARK VIC 3138	\$800,000	13-Apr-23
1 BRIDLE PATH CHIRNSIDE PARK VIC 3116	\$780,000	10-Jul-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: 25 August 2023



## 27 BERESFORD ROAD LILYDALE VIC 3140

Sold Price

<sup>RS</sup> **\$762,500** <sup>UN</sup>

Sold Date **09-Aug-23**

3 2 1

Distance **0.94km**



## 1 THE BRIARS MOOROOLBARK VIC 3138

Sold Price

**\$800,000**

Sold Date **13-Apr-23**

3 2 2

Distance **1.04km**



## 1 BRIDLE PATH CHIRNSIDE PARK VIC 3116

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date **10-Jul-23**

3 1 1

Distance **1.61km**



## 2 THE MIDWAY LILYDALE VIC 3140

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **03-Jul-23**

3 2 1

Distance **1.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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