

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

27 DAVID ROAD LILYDALE VIC 3140

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$816,500

Property type

House

Suburb

Lilydale

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

40 OLD GIPPSLAND ROAD LILYDALE VIC 3140	\$849,950	10-Nov-21
22 BRISTOL CRESCENT LILYDALE VIC 3140	\$843,555	23-Dec-21
40 BRISTOL CRESCENT LILYDALE VIC 3140	\$812,000	10-Sep-21

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 11 January 2022



**40 OLD GIPPSLAND ROAD  
LILYDALE VIC 3140**

3 2 2

Sold Price

<sup>RS</sup> **\$849,950**

Sold Date **10-Nov-21**

Distance **0.82km**



**22 BRISTOL CRESCENT LILYDALE  
VIC 3140**

3 1 2

Sold Price

<sup>RS</sup> **\$843,555**

Sold Date **23-Dec-21**

Distance **0.7km**



**40 BRISTOL CRESCENT LILYDALE  
VIC 3140**

3 2 2

Sold Price

**\$812,000**

Sold Date **10-Sep-21**

Distance **0.61km**



Sold Price

Sold Date **10-Sep-21**

3 2 2

Distance **0.61km**



**5 OPAL COURT LILYDALE VIC 3140**

3 2 2

Sold Price

<sup>RS</sup> **\$852,500**

Sold Date **22-Dec-21**

Distance **0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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