

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

175 Nelson Road, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$850,000

Property type

House

Suburb

Lilydale

Period - From

01/10/2022

to

30/09/2023

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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) 22 Towers Rd LILYDALE 3140	\$850,000	17/07/2023
2) 37 Trafalgar Cr LILYDALE 3140	\$801,000	04/07/2023
3) 25 Bramwell St LILYDALE 3140	\$785,000	27/05/2023

This Statement of Information was prepared on: 09/11/2023