

# 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

13 Nimblefoot Way, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$780,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2020

to

31/12/2020

Source

REIV

### 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 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	9 Deschamps St LILYDALE 3140	\$845,000	18/10/2020
2	4 Arwon Ct LILYDALE 3140	\$830,000	27/11/2020
3	19 Baystone Pl LILYDALE 3140	\$820,000	21/10/2020

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 six months.~~

This Statement of Information was prepared on:

17/02/2021 15:52



 3  -  0

**Property Type:** House  
**Land Size:** 698 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
December quarter 2020: \$780,000

## Comparable Properties



**9 Deschamps St LILYDALE 3140 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$845,000  
**Method:** Sale  
**Date:** 18/10/2020  
**Property Type:** House (Res)  
**Land Size:** 987 sqm approx



**4 Arwon Ct LILYDALE 3140 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 27/11/2020  
**Property Type:** House  
**Land Size:** 654 sqm approx

**19 Baystone PI LILYDALE 3140 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$820,000  
**Method:** Sale  
**Date:** 21/10/2020  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx