

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

119 Nelson Road, Lilydale Vic 3140

Indicative selling price

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

Range between

\$720,000

&

\$750,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2023

to

30/09/2024

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	13 Marana CI LILYDALE 3140	\$765,000	04/11/2024
2	44 Morokai Gr LILYDALE 3140	\$775,270	28/08/2024
3	9 Redmill Ct LILYDALE 3140	\$745,000	28/06/2024

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:

14/11/2024 16:20



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Property Type: House
Land Size: 866 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$750,000
Median House Price
Year ending September 2024: \$900,000

Comparable Properties



13 Marana CI LILYDALE 3140 (REI)

Agent Comments

3 1 2

Price: \$765,000
Method: Private Sale
Date: 04/11/2024
Property Type: House
Land Size: 859 sqm approx



44 Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments

3 1 1

Price: \$775,270
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 864 sqm approx



9 Redmill Ct LILYDALE 3140 (REI/VG)

Agent Comments

3 1 2

Price: \$745,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 878 sqm approx