

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

11 HARMONY CLOSE LILYDALE VIC 3140

Indicative selling price

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

Single Price

or range
between

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,500

Property type

House

Suburb

Lilydale

Period-from

01 Jul 2022

to

30 Jun 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

41 TUDOR DRIVE MOOROOLBARK VIC 3138	1280000	30-Mar-23
4 ANTONIO CLOSE MOUNT EVELYN VIC 3796	1171500	01-Mar-23
9 HARMONY CLOSE LILYDALE VIC 3140	1200000	19-Jun-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: 28 July 2023


41 TUDOR DRIVE MOOROOLBARK VIC 3138

Sold Price

1280000

Sold Date

30-Mar-23
 5

 3

 2

Distance

0.74km

4 ANTONIO CLOSE MOUNT EVELYN VIC 3796

Sold Price

1171500

Sold Date

01-Mar-23
 4

 2

 3

Distance

1.17km

9 HARMONY CLOSE LILYDALE VIC 3140

Sold Price

^{RS} **1200000**

Sold Date

19-Jun-23
 5

 2

 2

Distance

0.04km
RS = Recent sale

UN = Undisclosed Sale

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