

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

28 BERESFORD ROAD 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,585

Property type

Unit

Suburb

Lilydale

Period-from

01 Nov 2022

to

31 Oct 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

2/4 NICHOLAS STREET LILYDALE VIC 3140	\$620,000	16-Jun-23
2/67 CAVE HILL ROAD LILYDALE VIC 3140	\$633,000	14-Jun-23
8 BERWICK STREET LILYDALE VIC 3140	\$625,000	29-Jul-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.~~

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**2/4 NICHOLAS STREET LILYDALE
VIC 3140**

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **16-Jun-23**

2 1 1

Distance **1km**



**2/67 CAVE HILL ROAD LILYDALE
VIC 3140**

Sold Price **\$633,000** Sold Date **14-Jun-23**

2 2 1

Distance **0.46km**



**8 BERWICK STREET LILYDALE VIC
3140**

Sold Price **\$625,000** Sold Date **29-Jul-23**

2 1 1

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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