

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

21 ALFRED 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,250

Property type

House

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

15 WINNETKA DRIVE LILYDALE VIC 3140	765000	29-Jun-23
149 HEREFORD ROAD LILYDALE VIC 3140	799950	26-Aug-23
2 VEGA CLOSE LILYDALE VIC 3140	775000	26-Sep-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: 15 November 2023

**15 WINNETKA DRIVE LILYDALE
VIC 3140**

Sold Price

765000

Sold Date

29-Jun-23
 3  3  2

Distance

1.76km
**149 HEREFORD ROAD LILYDALE
VIC 3140**

Sold Price

799950

Sold Date

26-Aug-23
 4  3  2

Distance

1.04km
2 VEGA CLOSE LILYDALE VIC 3140

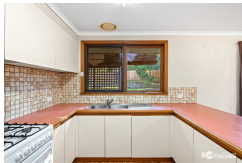
Sold Price

^{RS} **775000**

Sold Date

26-Sep-23
 3  1  2

Distance

0.82km

**15 WINNETKA DRIVE LILYDALE
VIC 3140**

Sold Price

765000

Sold Date

29-Jun-23
 3  3  2

Distance

1.76km
RS = Recent sale

UN = Undisclosed Sale

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