

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

Brand new 3 Bedroom, 2 Bathroom, 2 Car garage luxury townhome 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

\$810,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,500

Property type

Land

Suburb

Lilydale

Period-from

01 Aug 2022

to

31 Jul 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

4/55 ALBERT HILL ROAD LILYDALE VIC 3140	\$820,000	07-Mar-22
3/55 ALBERT HILL ROAD LILYDALE VIC 3140	\$784,950	20-Apr-22
2/22 BOWEN ROAD LILYDALE VIC 3140	\$783,000	13-Jul-23

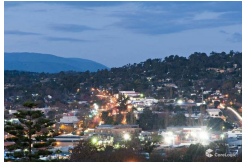
OR

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.

This Statement of Information was prepared on: 24 August 2023


**4/55 ALBERT HILL ROAD
LILYDALE VIC 3140**
 3  2  2

 Sold Price **\$820,000** Sold Date **07-Mar-22**

 Distance **0.23km**

**3/55 ALBERT HILL ROAD
LILYDALE VIC 3140**
 3  2  2

 Sold Price **\$784,950** Sold Date **20-Apr-22**

 Distance **0.25km**

2/22 BOWEN ROAD LILYDALE VIC 3140
 3  2  2

 Sold Price ^{RS} **\$783,000** Sold Date **13-Jul-23**

 Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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