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

587 HULL 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 rang betwee	·	\$1,300,000	&	\$1,400,000	
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$753,500	Prop	erty type	Land		Suburb	Lilydale	
Period-from	01 Sep 2022	to	31 Aug 2	023	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	
32 THE RIDGE LILYDALE VIC 3140	\$1,350,000	20-May-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: 05 September 2023



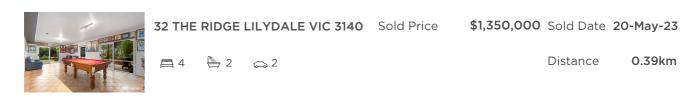
consumer.vic.gov.au



Ryan Evans

- P 03 9879 4422
- M 0407 382 170

E ryan.evans@noeljones.com.au



RS = Recent sale UN = Undisclosed Sale

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