

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

3/17-19 Nicholas Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$425,000

&

\$467,500

Median sale price

Median price \$560,000

Property Type Unit

Suburb Lilydale

Period - From 16/04/2022

to 15/04/2023

Source REIV

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 six 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
1	1/17 Nicholas St LILYDALE 3140	\$480,789	15/10/2022
2			
3			

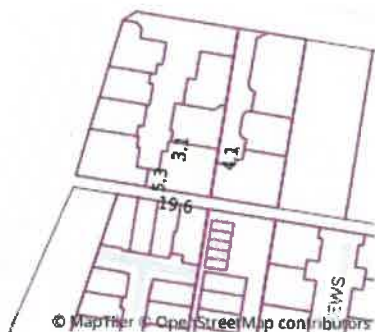
OR

~~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 six months.~~

This Statement of Information was prepared on:

16/04/2023 17:04

3/17-19 Nicholas Street, Lilydale Vic 3140



Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price

\$425,000 - \$467,500

Median Unit Price

16/04/2022 - 15/04/2023: \$560,000

Renovation required.

Comparable Properties

1/17 Nicholas St LILYDALE 3140 (VG)

Agent Comments



Price: \$480,789

Method: Sale

Date: 15/10/2022

Property Type: Flat/Unit/Apartment (Res)

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 six months.

Account - Hodges | P: 03 95846500 | F: 03 95848216



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