

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

1/3 NICHOLAS STREET 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Apr 2023

to

31 Mar 2024

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

7/67 CAVE HILL ROAD LILYDALE VIC 3140	\$611,000	06-May-23
1 LEAVES CLOSE LILYDALE VIC 3140	\$515,000	27-Dec-23
6 ALANAH CLOSE LILYDALE VIC 3140	\$625,000	26-Apr-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: 08 April 2024



**7/67 CAVE HILL ROAD LILYDALE
VIC 3140**

2 2 1

Sold Price

\$611,000

Sold Date **06-May-23**

Distance

0.73km



**1 LEAVES CLOSE LILYDALE VIC
3140**

2 2 1

Sold Price

\$515,000

Sold Date **27-Dec-23**

Distance

0.31km



**6 ALANAH CLOSE LILYDALE VIC
3140**

2 2 1

Sold Price

\$625,000

Sold Date **26-Apr-23**

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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