

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

10 Badger Court 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

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Lilydale

Period-from

01 Jun 2020

to

31 May 2021

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

57 Kingsburgh Lane Lilydale VIC 3140	\$925,000	22-Mar-21
5 Bligh Court Lilydale VIC 3140	\$940,000	13-May-21
52 Kingsburgh Lane Lilydale VIC 3140	\$982,000	22-Apr-21

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: 28 June 2021


57 Kingsburgh Lane Lilydale VIC 3140
 4  2  2

Sold Price

\$925,000

Sold Date

22-Mar-21

Distance

1.99km

5 Bligh Court Lilydale VIC 3140
 3  2  4

Sold Price

^{RS} **\$940,000**

Sold Date

13-May-21

Distance

0.61km

52 Kingsburgh Lane Lilydale VIC 3140
 4  2  2

Sold Price

^{RS} **\$982,000**

Sold Date

22-Apr-21

Distance

1.9km
RS = Recent sale

UN = Undisclosed Sale

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