

# 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

2/50 Nelson Road, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$830,000

### Median sale price

Median price \$880,000 Property Type House Suburb Lilydale

Period - From 01/04/2021 to 31/03/2022 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	1/23 Rouke St LILYDALE 3140	\$820,000	17/05/2022
2	3/55 Albert Hill Rd LILYDALE 3140	\$784,950	20/04/2022
3	3/16 Kerr St LILYDALE 3140	\$782,500	06/04/2022

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:

02/06/2022 10:26



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$780,000 - \$830,000  
**Median House Price**  
Year ending March 2022: \$880,000

## Comparable Properties



**1/23 Rouke St LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 17/05/2022  
**Property Type:** Townhouse (Single)



**3/55 Albert Hill Rd LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$784,950  
**Method:** Private Sale  
**Date:** 20/04/2022  
**Property Type:** House



**3/16 Kerr St LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$782,500  
**Method:** Private Sale  
**Date:** 06/04/2022  
**Property Type:** House  
**Land Size:** 201 sqm approx