

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 1-8/13 Nicholas Street, Lilydale Vic 3140

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price
Units 2-3, 5-7 - 2 bed 2 bath reverse living	\$585,000
Unit 4 - 2 bed 2 bath standard living	\$639,950
Unit 8 - 2 bed 2 bath standard living	\$639,950

Suburb unit median sale price

Median price \$611,000

Suburb Lilydale

Period - From 01/04/2023

To 30/06/2023

Source REIV

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 bed 2 bath reverse/standard living	8 Berwick Street, Lilydale Vic 3140	\$625,000	29/07/2023
	5/11 Blair Street, Lilydale Vic 3140	\$611,000	25/07/2023
	4 Surat Place, Lilydale Vic 3140	\$580,000	27/04/2023

This Statement of Information was prepared on:

11/08/2023