

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

18 Pinnacle Rise 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Land

Suburb

Lilydale

Period-from

01 Jan 2021

to

31 Dec 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

1 Lilac Rise Lilydale VIC 3140	\$838,000	16-Nov-21
40 Bristol Crescent Lilydale VIC 3140	\$812,000	10-Sep-21
22 Bristol Crescent Lilydale VIC 3140	\$843,555	23-Dec-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: 04 January 2022



1 Lilac Rise Lilydale VIC 3140

Sold Price

^{RS}
\$838,000

Sold Date

16-Nov-21
 -  2  1

Distance

0.16km


40 Bristol Crescent Lilydale VIC 3140

Sold Price

\$812,000

Sold Date

10-Sep-21
 3  2  2

Distance

1.72km


22 Bristol Crescent Lilydale VIC 3140

Sold Price

^{RS}
\$843,555

Sold Date

23-Dec-21
 3  1  2

Distance

1.85km
RS = Recent sale

UN = Undisclosed Sale

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