

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 WINNETKA DRIVE 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,250

Property type

House

Suburb

Lilydale

Period-from

01 Dec 2022

to

30 Nov 2023

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

22 WINNETKA DRIVE LILYDALE VIC 3140	\$730,000	21-Aug-23
57 COUNTRY CLUB DRIVE CHIRNSIDE PARK VIC 3116	\$720,000	13-Oct-23
67 SWITCHBACK ROAD CHIRNSIDE PARK VIC 3116	\$760,000	19-Aug-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: 04 December 2023


**22 WINNETKA DRIVE LILYDALE
VIC 3140**

 3
  1
  1

Sold Price

\$730,000

Sold Date

21-Aug-23

Distance

0.21km

**57 COUNTRY CLUB DRIVE
CHIRNSIDE PARK VIC 3116**

 3
  1
  1

Sold Price

^{RS} **\$720,000**

Sold Date

13-Oct-23

Distance

1.89km

**67 SWITCHBACK ROAD
CHIRNSIDE PARK VIC 3116**

 3
  1
  2

Sold Price

\$760,000

Sold Date

19-Aug-23

Distance

1.58km
RS = Recent sale

UN = Undisclosed Sale

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