

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

148 Nelson Road 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

\*House

X

\*Unit

Suburb

Lilydale

Period-from

01 Aug 2018

to

31 Jul 2019

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

2 Mont Vue Lilydale VIC 3140	\$618,000	17-Apr-19
3 Crestway Lilydale VIC 3140	\$615,989	15-May-19
2 Coral Close Lilydale VIC 3140	\$630,000	02-Apr-19

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.~~

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### 2 Mont Vue Lilydale VIC 3140

Sold Price

**\$618,000**

Sold Date

**17-Apr-19**

3

1

2

Distance

**1.4km**



### 3 Crestway Lilydale VIC 3140

Sold Price

**\$615,989**

Sold Date

**15-May-19**

3

1

1

Distance

**1.72km**



### 2 Coral Close Lilydale VIC 3140

Sold Price

**\$630,000**

Sold Date

**02-Apr-19**

3

1

2

Distance

**1.89km**

RS = Recent sale

UN = Undisclosed Sale

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