

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

67 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

\$860,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,250

Property type

House

Suburb

Lilydale

Period-from

01 Oct 2022

to

30 Sep 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

5 BENITO COURT LILYDALE VIC 3140	890000	21-Apr-23
15 SADDLEBACK RIDGE CHIRNSIDE PARK VIC 3116	910000	27-Jun-23
118 THE GATEWAY LILYDALE VIC 3140	930000	30-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: 05 October 2023


5 BENITO COURT LILYDALE VIC 3140

Sold Price

890000

Sold Date

21-Apr-23
 4

 2

 2

Distance

0.93km

15 SADDLEBACK RIDGE CHIRNSIDE PARK VIC 3116

Sold Price

910000

Sold Date

27-Jun-23
 3

 2

 2

Distance

1.94km

118 THE GATEWAY LILYDALE VIC 3140

Sold Price

^{RS} **930000**

Sold Date

30-Aug-23
 3

 2

 2

Distance

0.61km
RS = Recent sale

UN = Undisclosed Sale

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