

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

13 NICHOLSON CRESCENT 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$943,500

Property type

House

Suburb

Lilydale

Period-from

01 Oct 2023

to

30 Sep 2024

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

14 NORRIS DRIVE LILYDALE VIC 3140	\$810,000	15-Apr-24
174 HEREFORD ROAD LILYDALE VIC 3140	\$769,500	24-Sep-24
90 HEREFORD ROAD MOUNT EVELYN VIC 3796	\$790,000	11-Jul-24

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: 15 October 2024

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14 NORRIS DRIVE LILYDALE VIC 3140
 3  1  2

Sold Price

\$810,000

Sold Date

15-Apr-24

Distance

1.5km

174 HEREFORD ROAD LILYDALE VIC 3140
 3  1  2

Sold Price

^{RS} **\$769,500**

Sold Date

24-Sep-24

Distance

0.84km

90 HEREFORD ROAD MOUNT EVELYN VIC 3796
 3  1  2

Sold Price

\$790,000

Sold Date

11-Jul-24

Distance

1.53km
RS = Recent sale

UN = Undisclosed Sale

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