

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

2/7 Allison Crescent, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000

&

\$625,000

Median sale price

Median price \$559,975

Property Type Unit

Suburb Lilydale

Period - From 01/10/2022

to

30/09/2023

Source REIV

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 six 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	6/67 Cave Hill Rd LILYDALE 3140	\$620,000	20/09/2023
2	2/4 Nicholas St LILYDALE 3140	\$620,000	04/07/2023
3			

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 six months.~~

This Statement of Information was prepared on:

17/10/2023 10:46

2/7 Allison Crescent, Lilydale Vic 3140



2 1 1

Property Type: Unit
Land Size: 175 sqm approx
Agent Comments

Indicative Selling Price

\$595,000 - \$625,000

Median Unit Price

Year ending September 2023: \$559,975

Comparable Properties



6/67 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

2 2 1

Price: \$620,000
Method: Private Sale
Date: 20/09/2023
Property Type: Unit



2/4 Nicholas St LILYDALE 3140 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 04/07/2023
Property Type: Unit
Land Size: 197 sqm approx

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 six months.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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