

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

161 Nelson Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$799,950

Median sale price

Median price

\$882,500

Property Type

House

Suburb

Lilydale

Period - From

01/07/2021

to

30/06/2022

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	42 Old Gippsland Rd LILYDALE 3140	\$835,000	21/06/2022
2	33a Mangans Rd LILYDALE 3140	\$790,000	22/06/2022
3	82 Cave Hill Rd LILYDALE 3140	\$780,000	15/06/2022

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:

25/07/2022 13:33



 3  1  2

Property Type: House
Land Size: 898 sqm approx
Agent Comments

Indicative Selling Price
\$799,950
Median House Price
Year ending June 2022: \$882,500

Comparable Properties



42 Old Gippsland Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  4

Price: \$835,000
Method: Private Sale
Date: 21/06/2022
Property Type: House
Land Size: 500 sqm approx



33a Mangans Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 22/06/2022
Property Type: House
Land Size: 474 sqm approx



82 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$780,000
Method: Private Sale
Date: 15/06/2022
Property Type: House
Land Size: 878 sqm approx

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