

## 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

113 Nelson Road Lilydale VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Lilydale

Period-from

01 Sep 2018

to

31 Aug 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

1 Olinda Park Rise Lilydale VIC 3140	\$700,000	02-Jul-19
11A Bligh Court Lilydale VIC 3140	\$700,000	31-Jul-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.

This Statement of Information was prepared on: 23 September 2019



**1 Olinda Park Rise Lilydale VIC 3140** Sold Price **\$700,000** Sold Date **02-Jul-19**

 3  2  2

Distance **0.79km**



**11A Bligh Court Lilydale VIC 3140** Sold Price Sold Date **31-Jul-19**

 3  2  2

Distance **0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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