



STATEMENT OF INFORMATION

17 BURTON ROAD, LILYDALE

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

17 Burton 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Land

Suburb

Lilydale

Period-from

01 Jan 2020

to

31 Dec 2020

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

423 Main Street Lilydale VIC 3140	\$670,000	24-Jul-20
261 Swansea Road Lilydale VIC 3140	\$680,000	24-Dec-20
276 Swansea Road Mount Evelyn VIC 3796	\$650,000	17-Nov-20

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: 06 January 2021

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423 Main Street Lilydale VIC 3140

Sold Price

\$670,000

Sold Date

24-Jul-20

3

1

2

Distance

0.58km



261 Swansea Road Lilydale VIC 3140

Sold Price

^{RS} **\$680,000** ^{UN}

Sold Date

24-Dec-20

3

1

2

Distance

2.17km



276 Swansea Road Mount Evelyn VIC 3796

Sold Price

^{RS} **\$650,000**

Sold Date

17-Nov-20

3

1

3

Distance

2.45km

RS = Recent sale

UN = Undisclosed Sale

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