

## 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

15 PINNACLE RISE 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

\$830,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Lilydale

Period-from

01 Jan 2024

to

31 Dec 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

26 CLEARWATER DRIVE LILYDALE VIC 3140	\$865,000	11-Sep-24
107 LAKEVIEW DRIVE LILYDALE VIC 3140	\$900,000	18-Dec-24
67 EUCALYPT DRIVE LILYDALE VIC 3140	\$915,000	29-Nov-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: 28 January 2025



**26 CLEARWATER DRIVE LILYDALE VIC 3140** Sold Price **\$865,000** Sold Date **11-Sep-24**

 3  2  2

Distance **0.24km**



**107 LAKEVIEW DRIVE LILYDALE VIC 3140** Sold Price <sup>RS</sup> **\$900,000** Sold Date **18-Dec-24**

 3  2  1

Distance **0.32km**



**67 EUCALYPT DRIVE LILYDALE VIC 3140** Sold Price <sup>RS</sup> **\$915,000** Sold Date **29-Nov-24**

 3  2  2

Distance **0.65km**

RS = Recent sale      UN = Undisclosed Sale

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