Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,252,000

Property offered for sale

34 Nimblefoot Way, Lilydale Vic 3140

Indicative selling price

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

Single price \$1,325,000

Median sale price

Median price	\$920,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2021	to	31/12/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Don Ct LILYDALE 3140	\$1,350,000	30/11/2021
2	66 Kingsburgh La LILYDALE 3140	\$1,320,000	12/01/2022

OR

8 Revenue PI LILYDALE 3140

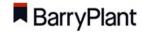
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B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/04/2022 11:41



23/12/2021











Property Type: House Land Size: 703 sqm approx

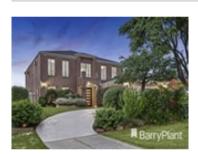
Agent Comments

Indicative Selling Price \$1,325,000

Median House Price

December quarter 2021: \$920,000

Comparable Properties



5 Don Ct LILYDALE 3140 (REI/VG)





Price: \$1,350,000 Method: Private Sale Date: 30/11/2021 Property Type: House Land Size: 720 sqm approx **Agent Comments**



66 Kingsburgh La LILYDALE 3140 (VG)



Price: \$1,320,000 Method: Sale Date: 12/01/2022

Property Type: House (Res) Land Size: 887 sqm approx

Agent Comments



8 Revenue PI LILYDALE 3140 (REI/VG)

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Price: \$1,252,000 Method: Private Sale Date: 23/12/2021 Property Type: House Land Size: 760 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



