

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

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

Property 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.

	Address 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
3	8 Revenue PI LILYDALE 3140	\$1,252,000	23/12/2021

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:

13/04/2022 11:41



 4  2  2

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)

Agent Comments

 6  2  2

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



66 Kingsburgh La LILYDALE 3140 (VG)

Agent Comments

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Price: \$1,320,000
Method: Sale
Date: 12/01/2022
Property Type: House (Res)
Land Size: 887 sqm approx



8 Revenue PI LILYDALE 3140 (REI/VG)

Agent Comments

 5  3  2

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

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