

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

3 Bounty Court 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Other

Suburb

Lilydale

Period-from

01 Jun 2020

to

31 May 2021

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

8 North Road Lilydale VIC 3140	\$676,000	20-Feb-21
15 The Eyrie Lilydale VIC 3140	\$730,000	06-May-21
40 Trafalgar Crescent Lilydale VIC 3140	\$653,000	04-Mar-21

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: 25 June 2021

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8 North Road Lilydale VIC 3140

Sold Price

\$676,000

Sold Date

20-Feb-21



3



1



2

Distance

0.48km



15 The Eyrie Lilydale VIC 3140

Sold Price

^{RS}

\$730,000

Sold Date

06-May-21



3



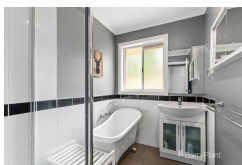
1



1

Distance

0.49km



40 Trafalgar Crescent Lilydale VIC 3140

Sold Price

\$653,000

Sold Date

04-Mar-21



3



1



2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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