

## 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 CHARLIE CLOSE LILYDALE VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$535,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Jul 2022

to

30 Jun 2023

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

4/20 KIDGELL STREET LILYDALE VIC 3140	\$570,000	18-Feb-23
2/3 NICHOLAS STREET LILYDALE VIC 3140	\$560,000	20-Feb-23
9/21 MCCOMB STREET LILYDALE VIC 3140	\$539,950	15-Mar-23

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: 05 July 2023


**4/20 KIDGELL STREET LILYDALE  
VIC 3140**

Sold Price

**\$570,000**

Sold Date

**18-Feb-23**
 3

 1

 1

Distance

**1.22km**

**2/3 NICHOLAS STREET LILYDALE  
VIC 3140**

Sold Price

**\$560,000**

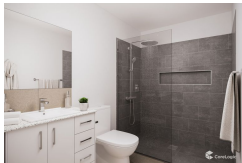
Sold Date

**20-Feb-23**
 2

 2

 1

Distance

**1.39km**

**9/21 MCCOMB STREET LILYDALE  
VIC 3140**

Sold Price

<sup>RS</sup> **\$539,950**

Sold Date

**15-Mar-23**
 2

 2

 1

Distance

**1.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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