



**woodards** 

## 13A Beresford Road Lilydale

### Additional information

Council Rates: \$TBA (refer Section 32)  
 Water Rates: \$180pq +usage (refer Section 32)  
 Neighbourhood Residential Zone- Schedule 1 (NRZ1)  
 Significant Landscape Overlay Schedule 23 (SLO23)  
 Land size: 300sqm approx.  
 Reverse- cycle split-system heating and cooling  
 Light filled living areas  
 Feature pendant lights in dining area and master BR  
 Master bedroom with ensuite and WIR  
 Two bedrooms (with BIRs)  
 Polished timber floorboards  
 Open plan kitchen/dining area  
 Alfresco outdoor entertaining area  
 Double vanity and shower in main bathroom  
 Double lock up remote garage

### Rental Estimate

Circa \$500 per week based on current market conditions

### Chattels

All fixed floor coverings and fixed light fittings as inspected

### Close proximity to

#### Schools

Victoria Road Primary School - (800m)  
 Lilydale Primary School - (1.8km)  
 Lilydale Heights College – (1.0km)  
 Chirnside Park Primary School – (3.9km)

#### Shops

Lilydale Village – (2.3km)  
 BIG W Lilydale –(2.0km)  
 ALDI Chirnside Park –(3.8km)

#### Parks

Old Pound Reserve –(500m)  
 Poyner Reserve - (600m)  
 Nelson Road Reserve- (950m)

#### Transport

Lilydale train station (1.3km)  
 Bus 670 Ringwood - Lilydale via Croydon  
 Bus 679 Chirnside Park Shopping Centre - Ringwood  
 Bus 683 Chirnside Park - Warburton via Lilydale Station

### Terms

10% deposit, balance 60 days

### Method

Private Sale



**Luke Banitsiotis**  
0402 261 116



**Grace Gully**  
0402 261 116

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**

# 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

13a Beresford Road, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$699,000

### Median sale price

Median price

\$780,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2020

to

31/12/2020

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	54A Nelson Rd LILYDALE 3140	\$690,500	29/10/2020
2	12 Herb Farm La LILYDALE 3140	\$689,000	08/12/2020
3			

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:

24/02/2021 09:24



 3  2  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$699,000

**Median House Price**

December quarter 2020: \$780,000

## Comparable Properties



**54A Nelson Rd LILYDALE 3140 (REI)**

Agent Comments

 3  2  2

**Price:** \$690,500

**Method:** Private Sale

**Date:** 29/10/2020

**Property Type:** Unit

**Land Size:** 347 sqm approx



**12 Herb Farm La LILYDALE 3140 (REI)**

Agent Comments

 3  2  2

**Price:** \$689,000

**Method:** Private Sale

**Date:** 08/12/2020

**Property Type:** House

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.

## Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

***When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.***

### What are the primary purposes?

**They are:** to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

### What are the secondary purposes?

**They are** to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

### If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

### How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

### If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or **enquires@oaic.gov.au**.

### Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

### What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.