

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

72 OLD GIPPSLAND ROAD 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,500

Property type

House

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

7 AQUARIUS COURT LILYDALE VIC 3140	1044650	11-Mar-23
2 WOODLEE RISE LILYDALE VIC 3140	1075000	01-Jun-23
28 HERITAGE DRIVE LILYDALE VIC 3140	970000	14-Feb-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: 25 July 2023



7 AQUARIUS COURT LILYDALE VIC Sold Price
3140

 4  2  3

1044650 Sold Date **11-Mar-23**

Distance **0.46km**



2 WOODLEE RISE LILYDALE VIC Sold Price
3140

 4  2  2

^{RS} **1075000** Sold Date **01-Jun-23**

Distance **0.77km**



28 HERITAGE DRIVE LILYDALE VIC Sold Price
3140

 4  2  2

970000 Sold Date **14-Feb-23**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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