

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

1C JOHN STREET 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/10 BROWN STREET LILYDALE VIC 3140	735000	06-Feb-24
1/3 NICHOLAS STREET LILYDALE VIC 3140	711000	09-Nov-23
2/14 THE EYRIE LILYDALE VIC 3140	720000	15-Feb-24

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: 03 April 2024



2/10 BROWN STREET LILYDALE VIC 3140

Sold Price

^{RS}
735000

Sold Date

06-Feb-24
 3

 2

 2

Distance

1.38km


1/3 NICHOLAS STREET LILYDALE VIC 3140

Sold Price

711000

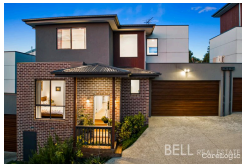
Sold Date

09-Nov-23
 3

 2

 1

Distance

0.29km


2/14 THE EYRIE LILYDALE VIC 3140

Sold Price

^{RS}
720000

Sold Date

15-Feb-24
 3

 2

 2

Distance

1.35km
RS = Recent sale

UN = Undisclosed Sale

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