



STATEMENT OF INFORMATION

159 SWANSEA ROAD, LILYDALE

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

159 SWANSEA 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$861,000

Property type

House

Suburb

Lilydale

Period-from

01 Mar 2021

to

28 Feb 2022

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 OLIVE GROVE LILYDALE VIC 3140	\$775,000	02-Mar-22
89 CHARLES ROAD LILYDALE VIC 3140	\$747,000	21-Jan-22
127 BIRMINGHAM ROAD MOUNT EVELYN VIC 3796	\$765,000	18-Feb-22

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: 08 March 2022



7 OLIVE GROVE LILYDALE VIC 3140

3 1 2

Sold Price

^{RS} **\$775,000** Sold Date **02-Mar-22**

Distance **0.2km**



89 CHARLES ROAD LILYDALE VIC 3140

3 1 2

Sold Price

^{RS} **\$747,000** Sold Date **21-Jan-22**

Distance **0.32km**



127 BIRMINGHAM ROAD MOUNT EVELYN VIC 3796

3 1 -

Sold Price

^{RS} **\$765,000** Sold Date **18-Feb-22**

Distance **1.92km**

RS = Recent sale **UN** = Undisclosed Sale

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