

# 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

1 Assunta Place, Lilydale Vic 3140

### Indicative selling price

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

Range between \$650,000

&

\$715,000

### Median sale price

Median price \$625,000

Property Type Townhouse

Suburb Lilydale

Period - From 13/02/2024

to

12/02/2025

Source

Property Data

### 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 | 6 Kuro PI LILYDALE 3140            | \$677,500 | 06/11/2024   |
| 2 | 13 Thompson Cr CHIRNSIDE PARK 3116 | \$720,000 | 19/09/2024   |
| 3 | 3/3 Slevin St LILYDALE 3140        | \$700,000 | 12/09/2024   |

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:

13/02/2025 10:58