

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

26 Nimblefoot Way, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$875,000

Property Type House

Suburb Lilydale

Period - From 20/11/2023

to

19/11/2024

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	11 Arwon Ct LILYDALE 3140	\$995,000	01/11/2024
2			
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:

20/11/2024 15:29



Property Type:
Divorce/Estate/Family Transfers
Land Size: 709 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
20/11/2023 - 19/11/2024: \$875,000

Comparable Properties



11 Arwon Ct LILYDALE 3140 (REI)

Agent Comments



Price: \$995,000
Method: Private Sale
Date: 01/11/2024
Property Type: House (Res)
Land Size: 662 sqm approx

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.



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