

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

1/11 ALBERT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,585

Property type

Unit

Suburb

Lilydale

Period-from

01 Sep 2022

to

31 Aug 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

3 THEMEDA PLACE LILYDALE VIC 3140	708000	01-Sep-23
5/5 ALBERT ROAD LILYDALE VIC 3140	705000	01-Sep-23
1/104 CAVE HILL ROAD LILYDALE VIC 3140	675000	11-Apr-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: 20 September 2023


3 THEMEDA PLACE LILYDALE VIC 3140
 3  1  2

Sold Price

^{RS} **708000** ^{UN}

 Sold Date **01-Sep-23**

 Distance **1.05km**

5/5 ALBERT ROAD LILYDALE VIC 3140
 3  2  2

Sold Price

^{RS} **705000**

 Sold Date **01-Sep-23**

 Distance **0.09km**

1/104 CAVE HILL ROAD LILYDALE VIC 3140
 3  1  1

Sold Price

675000

 Sold Date **11-Apr-23**

 Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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