

## 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

1/4 RYRIE COURT LILYDALE VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Lilydale

Period-from

01 Jun 2023

to

31 May 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

61 MANGANS ROAD LILYDALE VIC 3140	\$1,078,500	19-Feb-24
2 CASHINS MILL PLACE LILYDALE VIC 3140	\$1,000,000	18-May-24
6 CLEARWATER DRIVE LILYDALE VIC 3140	\$1,100,000	23-Apr-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: 25 June 2024



**61 MANGANS ROAD LILYDALE VIC 3140**

Sold Price

**\$1,078,500**

Sold Date

**19-Feb-24**

 4  2  2

Distance

**0.99km**



**2 CASHINS MILL PLACE LILYDALE VIC 3140**

Sold Price

<sup>RS</sup> **\$1,000,000**

Sold Date

**18-May-24**

 4  2  2

Distance

**0.55km**



**6 CLEARWATER DRIVE LILYDALE VIC 3140**

Sold Price

<sup>RS</sup> **\$1,100,000**

Sold Date

**23-Apr-24**

 4  2  2

Distance

**1.65km**

RS = Recent sale

UN = Undisclosed Sale

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