

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

14 OLINDA PARK RISE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Lilydale

Period-from

01 Apr 2023

to

31 Mar 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

31 HERITAGE DRIVE LILYDALE VIC 3140	1170000	24-Nov-23
23 MITCHELL ROAD LILYDALE VIC 3140	1235000	03-Nov-23
9 MANGANS ROAD LILYDALE VIC 3140	1285000	21-Mar-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: 19 April 2024


31 HERITAGE DRIVE LILYDALE VIC 3140

Sold Price

1170000

 Sold Date **24-Nov-23**
 3
  2
  2

 Distance **1.39km**

23 MITCHELL ROAD LILYDALE VIC 3140

Sold Price

1235000

 Sold Date **03-Nov-23**
 4
  2
  2

 Distance **1.82km**

9 MANGANS ROAD LILYDALE VIC 3140

Sold Price

^{RS} **1285000**

 Sold Date **21-Mar-24**
 4
  2
  2

 Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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