

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

2 WINNETKA DRIVE 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,250

Property type

House

Suburb

Lilydale

Period-from

01 Oct 2022

to

30 Sep 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

5 RAFFAELE CLOSE LILYDALE VIC 3140	\$775,000	21-Sep-23
2/33 WINNETKA DRIVE LILYDALE VIC 3140	\$773,000	18-Oct-23
27 BERESFORD ROAD LILYDALE VIC 3140	\$762,500	09-Aug-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.~~

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Jack Smith

P 97350000

M 0439460844

E jacksmith@methven.com.au



5 RAFFAELE CLOSE LILYDALE VIC 3140

Sold Price

^{RS}

\$775,000

Sold Date

21-Sep-23

 3  2  2

Distance

0.36km



2/33 WINNETKA DRIVE LILYDALE VIC 3140

Sold Price

^{RS}

\$773,000

Sold Date

18-Oct-23

 3  2  2

Distance

0.31km



27 BERESFORD ROAD LILYDALE VIC 3140

Sold Price

\$762,500

Sold Date

09-Aug-23

 3  2  1

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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