

## 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

3/79 CASTELLA STREET 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

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

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

2/77 CASTELLA STREET LILYDALE VIC 3140	\$420,000	24-Oct-23
2/79 CAVE HILL ROAD LILYDALE VIC 3140	\$430,000	20-Sep-23
1/24 MCCOMB STREET LILYDALE VIC 3140	\$417,000	20-Jul-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 June 2024

Damian Ford

P 03 9735 5677

M 0499 735 567

E damian@nobleknight.com.au



**2/77 CASTELLA STREET LILYDALE VIC 3140** Sold Price **\$420,000** Sold Date **24-Oct-23**

1 1 1

Distance **0.03km**



**2/79 CAVE HILL ROAD LILYDALE VIC 3140** Sold Price **\$430,000** Sold Date **20-Sep-23**

1 1 1

Distance **0.93km**



**1/24 MCCOMB STREET LILYDALE VIC 3140** Sold Price **\$417,000** Sold Date **20-Jul-23**

1 1 1

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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