

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 LUCILLE CLOSE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Jan 2023

to

31 Dec 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

2/7 ALLISON CRESCENT LILYDALE VIC 3140	\$621,000	10-Nov-23
28 BERESFORD ROAD LILYDALE VIC 3140	\$612,000	15-Nov-23
7 COOZAC PLACE LILYDALE VIC 3140	\$629,000	07-Dec-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: 15 January 2024

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2/7 ALLISON CRESCENT LILYDALE VIC 3140 Sold Price ^{RS} **\$621,000** ^{UN} Sold Date **10-Nov-23**

 2  1  1

Distance **1.4km**



28 BERESFORD ROAD LILYDALE VIC 3140 Sold Price **\$612,000** Sold Date **15-Nov-23**

 2  1  2

Distance **0.17km**



7 COOZAC PLACE LILYDALE VIC 3140 Sold Price ^{RS} **\$629,000** Sold Date **07-Dec-23**

 2  1  1

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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