

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

5 ALLISON CRESCENT 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

\$899,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,250

Property type

House

Suburb

Lilydale

Period-from

01 Nov 2022

to

31 Oct 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 REDMILL COURT LILYDALE VIC 3140	\$833,000	23-May-23
34 ALBERT HILL ROAD LILYDALE VIC 3140	\$830,000	03-Jul-23
67 NELSON ROAD LILYDALE VIC 3140	\$900,000	31-Oct-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: 13 November 2023


2 REDMILL COURT LILYDALE VIC 3140

Sold Price

\$833,000

 Sold Date **23-May-23**
 3  1  2

 Distance **0.55km**

34 ALBERT HILL ROAD LILYDALE VIC 3140

Sold Price

\$830,000

 Sold Date **03-Jul-23**
 3  2  2

 Distance **1.63km**

67 NELSON ROAD LILYDALE VIC 3140

Sold Price

^{RS} **\$900,000**

 Sold Date **31-Oct-23**
 3  2  2

 Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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