

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 GARDINER STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$926,000

Property type

House

Suburb

Lilydale

Period-from

01 May 2023

to

30 Apr 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

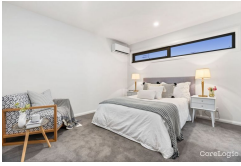
Date of sale

1/9 DESCHAMPS STREET LILYDALE VIC 3140	\$700,000	21-Feb-24
34 CAVE HILL ROAD LILYDALE VIC 3140	\$780,000	15-May-24
2/9 DESCHAMPS STREET LILYDALE VIC 3140	\$700,000	21-Feb-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: 29 May 2024



1/9 DESCHAMPS STREET LILYDALE VIC 3140 Sold Price

\$700,000 Sold Date **21-Feb-24**

3 2 2

Distance **1.22km**



34 CAVE HILL ROAD LILYDALE VIC 3140 Sold Price

^{RS} **\$780,000** Sold Date **15-May-24**

3 2 2

Distance **1.31km**



2/9 DESCHAMPS STREET LILYDALE VIC 3140

Sold Price

\$700,000 Sold Date **21-Feb-24**

3 2 2

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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