

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

8 THE CIRCUIT 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Lilydale

Period-from

01 Apr 2023

to

31 Mar 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

18 CHIRNSIDE DRIVE CHIRNSIDE PARK VIC 3116	\$850,000	28-Feb-24
164 LINCOLN ROAD CROYDON VIC 3136	\$860,000	19-Jan-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: 24 April 2024



**18 CHIRNSIDE DRIVE CHIRNSIDE
PARK VIC 3116**

Sold Price

^{RS} **\$850,000**

Sold Date **28-Feb-24**

 3  2  1

Distance **2.9km**



**164 LINCOLN ROAD CROYDON VIC
3136**

Sold Price

\$860,000

Sold Date **19-Jan-24**

 3  2  1

Distance **4.21km**

RS = Recent sale **UN** = Undisclosed Sale

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