

## 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

9 REDMILL COURT 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

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

7 RYRIE COURT LILYDALE VIC 3140	\$711,500	23-Apr-24
5 TUGUN ROAD LILYDALE VIC 3140	\$750,000	02-Jan-24
15 ACHILLES COURT LILYDALE VIC 3140	\$760,000	10-Apr-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: 17 June 2024



**7 RYRIE COURT LILYDALE VIC 3140**

3 1 1

Sold Price

<sup>RS</sup> **\$711,500**

Sold Date **23-Apr-24**

Distance **1.33km**



**5 TUGUN ROAD LILYDALE VIC 3140**

3 1 2

Sold Price

**\$750,000**

Sold Date **02-Jan-24**

Distance **1.26km**



**15 ACHILLES COURT LILYDALE VIC 3140**

3 1 -

Sold Price

**\$760,000**

Sold Date **10-Apr-24**

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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