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 The Ridge 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,500	Property type	House	Suburb	Lilydale
Period-from	01 Dec 2020	to	30 Nov 2021	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
5 Bella Vista Way Lilydale VIC 3140	$982,000	27-Nov-21
10 Rory Court Lilydale VIC 3140	$1,000,000	28-Sep-21
3 Reece Court Lilydale VIC 3140	$932,000	17-Nov-21

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 December 2021

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5 Bella Vista Way Lilydale VIC 3140 Sold Price RS **$982,000** Sold Date **27-Nov-21**

5 2 2 Distance **0.32km**



10 Rory Court Lilydale VIC 3140 Sold Price **$1,000,000** Sold Date **28-Sep-21**

4 2 2 Distance **0.55km**



3 Reece Court Lilydale VIC 3140 Sold Price RS **$932,000** Sold Date **17-Nov-21**

4 2 2 Distance **0.77km**

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

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