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	166 Nelson Road, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,150,000 & $1,190,000

Median sale price

Median price $950,000 Property Type House Suburb Lilydale

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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	90 Mangans Rd LILYDALE 3140	$1,200,000	12/04/2024
2	31 Heritage Dr LILYDALE 3140	$1,170,000	23/11/2023
3	3 Heritage Dr LILYDALE 3140	$1,150,000	22/11/2023

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 six months.~~

This Statement of Information was prepared on: 16/05/2024 09:39

166 Nelson Road, Lilydale Vic 3140



4 2 2

Property Type: House
Land Size: 991 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,190,000
Median House Price
March quarter 2024: $950,000

Comparable Properties



90 Mangans Rd LILYDALE 3140 (REI/VG)

1 1 6

Price: $1,200,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 4048 sqm approx

Agent Comments



31 Heritage Dr LILYDALE 3140 (REI/VG)

3 2 2

Price: $1,170,000
Method: Private Sale
Date: 23/11/2023
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments



3 Heritage Dr LILYDALE 3140 (REI/VG)

4 2 3

Price: $1,150,000
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 700 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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