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	186 Hereford Road, Lilydale, VIC 3140

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $900,000 Property Type House Suburb Lilydale

Period - From 04/05/2024 to 03/11/2024 Source pdol

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 1 Tugun Rd, Lilydale Vic	$641,000	20/09/2024
2 17 Queen Rd, Lilydale Vic	$626,000	13/06/2024
3		

This Statement of Information was prepared on: 04/11/2024