Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4 Matden Place, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

narige between \$320,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$520,000	&	\$570,000
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Median sale price

Median price	\$515,000	Pro	pperty Type Un	t		Suburb	Lilydale
Period - From	01/10/2019	to	30/09/2020	So	urce	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

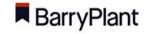
1	3 Phillip CI LILYDALE 3140	\$530,000	02/05/2020
2	4/36 Rouke St LILYDALE 3140	\$530,000	24/04/2020
3	2/38 The Eyrie LILYDALE 3140	\$520,000	22/06/2020

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:	21/10/2020 12:02









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$520,000 - \$570,000 Median Unit Price Year ending September 2020: \$515,000

Comparable Properties

3 Phillip CI LILYDALE 3140 (VG)

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Price: \$530,000 Method: Sale Date: 02/05/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/36 Rouke St LILYDALE 3140 (REI)

1 2 **1** 2 **1** 2

Price: \$530,000 Method: Private Sale Date: 24/04/2020 Rooms: 4

Property Type: House

Agent Comments

2/38 The Eyrie LILYDALE 3140 (REI/VG)

2 2 2 6

Price: \$520,000 Method: Private Sale Date: 22/06/2020

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



