

# 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

4 Matden Place, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$515,000

Property Type Unit

Suburb Lilydale

Period - From 01/10/2019 to 30/09/2020

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	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)**

Agent Comments



**Price:** \$530,000  
**Method:** Sale  
**Date:** 02/05/2020  
**Property Type:** Flat/Unit/Apartment (Res)



**4/36 Rouke St LILYDALE 3140 (REI)**

Agent Comments



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

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

Agent Comments



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 22/06/2020  
**Property Type:** Townhouse (Single)