

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

4/36 Rouke Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$524,950

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2019

to

31/12/2019

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	4 Barnsley CI LILYDALE 3140	\$532,500	03/02/2020
2	2/7 Allison Cr LILYDALE 3140	\$531,000	16/01/2020
3	3/36 Rouke St LILYDALE 3140	\$510,000	17/02/2020

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:

21/04/2020 11:54



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$524,950

Median Unit Price

December quarter 2019: \$550,000

Comparable Properties

4 Barnsley CI LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$532,500

Method: Sale

Date: 03/02/2020

Property Type: Flat/Unit/Apartment (Res)



2/7 Allison Cr LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

Price: \$531,000

Method: Private Sale

Date: 16/01/2020

Rooms: 5

Property Type: Unit

Land Size: 175 sqm approx



3/36 Rouke St LILYDALE 3140 (REI)

Agent Comments

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 17/02/2020

Rooms: 3

Property Type: Townhouse (Single)