

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

8/45-47 Clarke Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$479,950

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	2/6 Black St LILYDALE 3140	\$500,000	10/06/2020
2	5/45-47 Clarke St LILYDALE 3140	\$495,000	28/10/2020
3	4 Isla CI LILYDALE 3140	\$495,000	06/07/2020

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:

01/12/2020 09:09



Property Type: Unit
Agent Comments

Indicative Selling Price
\$479,950

Median Unit Price
Year ending September 2020: \$515,000

Comparable Properties

2/6 Black St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 10/06/2020
Property Type: Unit



5/45-47 Clarke St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 28/10/2020
Property Type: Unit
Land Size: 140 sqm approx



4 Isla CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 06/07/2020
Rooms: 3
Property Type: Townhouse (Single)
Land Size: 124 sqm approx