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 Welcome Close, Lilydale Vic 3140

Indicative selling price

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

Range between | $590,000 | & | $620,000

Median sale price

Median price | $621,000 | Property Type | Unit | Suburb | Lilydale

Period - From | 01/10/2023 | to | 31/12/2023 | 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 Daisy Pl LILYDALE 3140	$615,000	12/11/2023
2 4 Erdogan Pl LILYDALE 3140	$605,000	15/01/2024
3 4/17 Pine St LILYDALE 3140	$586,000	08/11/2023

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: | 14/02/2024 14:15

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$590,000 - $620,000
Median Unit Price
December quarter 2023: $621,000

Comparable Properties

2 Daisy Pl LILYDALE 3140 (REI/VG)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $615,000
Method: Private Sale
Date: 12/11/2023
Property Type: Townhouse (Single)

Agent Comments

4 Erdogan Pl LILYDALE 3140 (REI)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $605,000
Method: Private Sale
Date: 15/01/2024
Property Type: Townhouse (Single)

Agent Comments

4/17 Pine St LILYDALE 3140 (REI/VG)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $586,000
Method: Private Sale
Date: 08/11/2023
Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9735 3300