

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

2 Tranquil Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$920,000

Property Type House

Suburb Lilydale

Period - From 01/10/2021

to 31/12/2021

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 | 2/84 Castella St LILYDALE 3140 | \$634,444 | 24/11/2021 |
| 2 | 31a Country Club Dr CHIRNSIDE PARK 3116 | \$620,000 | 15/10/2021 |
| 3 | 1/6 Black St LILYDALE 3140 | \$615,000 | 29/11/2021 |

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:

24/03/2022 12:55



Property Type: House (Res)

Land Size: 132 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median House Price

December quarter 2021: \$920,000

Comparable Properties



2/84 Castella St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$634,444

Method: Private Sale

Date: 24/11/2021

Property Type: Unit



31a Country Club Dr CHIRNSIDE PARK 3116 (VG)

Agent Comments



Price: \$620,000

Method: Sale

Date: 15/10/2021

Property Type: Flat/Unit/Apartment (Res)



1/6 Black St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 29/11/2021

Property Type: House

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