

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	1/22 Slevin Street, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$450,000	&	\$495,000

Median sale price

Median price	\$725,500	Hou	use X	Unit		Suburb	Lilydale
Period - From	01/07/2017	to	30/06/2018		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.

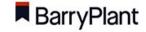
Add	dress of comparable property	Price	Date of sale
1	2/22 Slevin St LILYDALE 3140	\$495,000	06/06/2018
2	3/9 Slevin St LILYDALE 3140	\$475,000	11/05/2018
3	3/50 Anderson St LILYDALE 3140	\$460,000	29/03/2018

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.











Rooms:

Property Type: Unit **Agent Comments**

Indicative Selling Price \$450,000 - \$495,000 **Median House Price** Year ending June 2018: \$725,500

Comparable Properties



2/22 Slevin St LILYDALE 3140 (REI)



Price: \$495,000 Method: Private Sale Date: 06/06/2018 Rooms: 3

Property Type: Unit

Land Size: 148 sqm approx

Agent Comments









Price: \$475,000 Method: Private Sale Date: 11/05/2018 Rooms: 3 Property Type: Unit

Land Size: 150 sqm approx

Agent Comments



3/50 Anderson St LILYDALE 3140 (REI/VG)



Price: \$460,000 Method: Private Sale Date: 29/03/2018 Rooms: -

Property Type: Unit

Agent Comments

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





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