

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

31 White Close, Lilydale Vic 3140

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$581,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/01/2022

to

31/12/2022

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	1/17-19 Nicholas St LILYDALE 3140	\$480,789	27/10/2022
2	1/5 Cave Hill Rd LILYDALE 3140	\$460,000	24/10/2022
3	3/79 Cavehill Rd LILYDALE 3140	\$421,555	14/12/2022

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:

01/02/2023 13:12



Property Type:
Agent Comments

Indicative Selling Price
\$430,000
Median Unit Price
Year ending December 2022: \$581,000

Comparable Properties



1/17-19 Nicholas St LILYDALE 3140 (REI)

Agent Comments



Price: \$480,789
Method: Private Sale
Date: 27/10/2022
Property Type: Unit



1/5 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 24/10/2022
Property Type: Unit



3/79 Cavehill Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$421,555
Method: Private Sale
Date: 14/12/2022
Property Type: Unit
Land Size: 97 sqm approx

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