

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

2-5/80 Castella Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$500,000

Median sale price

Median price

\$475,250

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2018

to

30/09/2019

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 | 3 Duffity PI LILYDALE 3140 | \$487,950 | 18/06/2019 |
| 2 | 2 Duffity PI LILYDALE 3140 | \$487,000 | 20/07/2019 |
| 3 | 4 Duffity PI LILYDALE 3140 | \$484,000 | 20/07/2019 |

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:

04/12/2019 12:13

2-5/80 Castella Street, Lilydale Vic 3140



PhilipWebb

Simon Bismark

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Indicative Selling Price

\$500,000

Median Unit Price

Year ending September 2019: \$475,250



Property Type:

Agent Comments

Comparable Properties



3 Duffity PI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$487,950

Method: Private Sale

Date: 18/06/2019

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 85 sqm approx

2 Duffity PI LILYDALE 3140 (VG)

Agent Comments



Price: \$487,000

Method: Sale

Date: 20/07/2019

Property Type: Flat/Unit/Apartment (Res)



4 Duffity PI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$484,000

Method: Private Sale

Date: 20/07/2019

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 88 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.