

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

28 White Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$517,500

Property Type Unit

Suburb Lilydale

Period - From 01/07/2019

to 30/06/2020

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	1/77-79 Clarke St LILYDALE 3140	\$460,000	11/05/2020
2	1 Kuro PI LILYDALE 3140	\$450,000	18/05/2020
3	2 Kuro PI LILYDALE 3140	\$447,250	09/07/2020

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:

06/10/2020 16:47



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
Year ending June 2020: \$517,500

Comparable Properties



1/77-79 Clarke St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 11/05/2020
Rooms: 3
Property Type: Unit

1 Kuro PI LILYDALE 3140 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 18/05/2020
Property Type: House (Res)
Land Size: 101 sqm approx

2 Kuro PI LILYDALE 3140 (VG)

Agent Comments



Price: \$447,250
Method: Sale
Date: 09/07/2020
Property Type: Flat/Unit/Apartment (Res)