

# 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 5/74 Clarke Street, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price of \$519,950

### Median sale price

Median price \$509,000

Property type Unit

Suburb Lilydale

Period - From 01/07/2020

to

30/09/2020

Source REIV

### Comparable property sales

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
3/15 Beresford Road, Lilydale Vic 3140	\$510,000	09/11/2020
2 Dover Close, Lilydale Vic 3140	\$520,000	02/10/2020
2 Isla Close, Lilydale Vic 3140	\$510,000	18/08/2020

This Statement of Information was prepared on: 16/11/2020