### 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

Address 3 Pablo Place, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	\$455,000		&		\$499,000					
Median sale price										
Median price	508,975	Prop	perty Type	Unit			Suburb	Lilydale		
Period - From	01/07/2020	to 3	30/09/202	0	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Isla CI LILYDALE 3140	\$495,000	06/07/2020
2	2 Clifton Pl LILYDALE 3140	\$490,000	02/07/2020
3	5 Eliza Mews LILYDALE 3140	\$475,000	10/08/2020

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: 22/10/2020 09:38



# BarryPlant





Property Type: Development Site (Res) Land Size: 952 sqm approx Agent Comments Shane Bryden 9725 9855 0481 362 474 sbryden@barryplant.com.au

Indicative Selling Price \$455,000 - \$499,000 Median Unit Price September quarter 2020: \$508,975

## **Comparable Properties**



4 Isla CI LILYDALE 3140 (REI/VG)

Price: \$495,000 Method: Private Sale Date: 06/07/2020 Rooms: 3 Property Type: Townhouse (Single) Land Size: 124 sqm approx

2 Clifton PI LILYDALE 3140 (REI)

Price: \$490,000 Method: Private Sale Date: 02/07/2020 Rooms: 4 Property Type: Townhouse (Single)



5 Eliza Mews LILYDALE 3140 (REI/VG)



Price: \$475,000 Method: Private Sale Date: 10/08/2020 Property Type: Townhouse (Single) Land Size: 106 sqm approx

#### Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



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.

AgentComments

Agent Comments

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