

# 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

3 Pablo Place, Lilydale Vic 3140

### Indicative selling price

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

Range between \$455,000

&

\$499,000

### Median sale price

Median price \$508,975

Property Type Unit

Suburb Lilydale

Period - From 01/07/2020

to 30/09/2020

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	4 Isla CI LILYDALE 3140	\$495,000	06/07/2020
2	2 Clifton PI 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

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



**Property Type:** Development Site (Res)

**Land Size:** 952 sqm approx

**Agent Comments**

## Comparable Properties



**4 Isla CI LILYDALE 3140 (REI/VG)**

**Agent Comments**



**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)**

**Agent Comments**



**Price:** \$490,000

**Method:** Private Sale

**Date:** 02/07/2020

**Rooms:** 4

**Property Type:** Townhouse (Single)



**5 Eliza Mews LILYDALE 3140 (REI/VG)**

**Agent Comments**



**Price:** \$475,000

**Method:** Private Sale

**Date:** 10/08/2020

**Property Type:** Townhouse (Single)

**Land Size:** 106 sqm approx