

# 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

39 White Close, 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 \$450,000 & \$490,000

### Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2019

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 | 3/13 Slevin St LILYDALE 3140   | \$500,000 | 15/10/2020   |
| 2 | 28 White Cl LILYDALE 3140      | \$470,000 | 16/10/2020   |
| 3 |                                |           |              |

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:

06/01/2021 13:09

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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$490,000

**Median Unit Price**  
Year ending September 2020: \$515,000

## Comparable Properties



**3/13 Slevin St LILYDALE 3140 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$500,000  
**Method:** Sale  
**Date:** 15/10/2020  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 199 sqm approx



**28 White CI LILYDALE 3140 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 16/10/2020  
**Property Type:** Unit

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.