

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

4/30 Albert Road Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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 6 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

2/7 Allison Crescent Lilydale VIC 3140	\$531,000	16-Jan-20
3 Evie Close Lilydale VIC 3140	\$550,000	04-Mar-20
3 Phillip Close Lilydale VIC 3140	\$530,000	02-May-20

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 6 months.~~

This Statement of Information was prepared on: 01 July 2020


2/7 Allison Crescent Lilydale VIC 3140

Sold Price

\$531,000

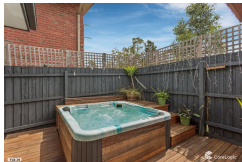
Sold Date

16-Jan-20
 2

 1

 1

Distance

0.8km

3 Evie Close Lilydale VIC 3140

Sold Price

\$550,000

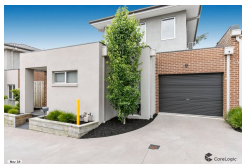
Sold Date

04-Mar-20
 2

 1

 1

Distance

1.39km

3 Phillip Close Lilydale VIC 3140

Sold Price

\$530,000

Sold Date

02-May-20
 2

 2

 1

Distance

1.39km
RS = Recent sale

UN = Undisclosed Sale

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