

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

2 Evie Close, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$620,000

Median sale price

Median price \$623,000

Property Type Unit

Suburb Lilydale

Period - From 01/04/2022

to

30/06/2022

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	6 Clifton PI LILYDALE 3140	\$623,000	27/05/2022
2	3 Barnsley CI LILYDALE 3140	\$603,000	28/07/2022
3	5 Leaves CI LILYDALE 3140	\$581,000	12/09/2022

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:

12/10/2022 12:19



Property Type: House (Res)
Land Size: 236 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$620,000
Median Unit Price
 June quarter 2022: \$623,000

Comparable Properties

6 Clifton PI LILYDALE 3140 (VG)

Agent Comments



Price: \$623,000
Method: Sale
Date: 27/05/2022
Property Type: Flat/Unit/Apartment (Res)



3 Barnsley CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$603,000
Method: Private Sale
Date: 28/07/2022
Property Type: Townhouse (Single)



5 Leaves CI LILYDALE 3140 (REI)

Agent Comments



Price: \$581,000
Method: Private Sale
Date: 12/09/2022
Property Type: Unit

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122