

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

12 Kerr Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Lilydale

Period - From 01/10/2019

to 31/12/2019

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 Sarges Mews LILYDALE 3140 | \$479,950 | 02/09/2019 |
| 2 | 1/81 Cave Hill Rd LILYDALE 3140 | \$475,000 | 22/11/2019 |
| 3 | 4/12 Gladstone St LILYDALE 3140 | \$470,000 | 13/12/2019 |

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:

04/02/2020 16:12



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

December quarter 2019: \$550,000

Comparable Properties

4 Sarges Mews LILYDALE 3140 (VG)

Agent Comments

 2  -  -

Price: \$479,950

Method: Sale

Date: 02/09/2019

Property Type: House (Res)

Land Size: 88 sqm approx



1/81 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

 2  1  1

Price: \$475,000

Method: Private Sale

Date: 22/11/2019

Rooms: 4

Property Type: House

Land Size: 300 sqm approx



4/12 Gladstone St LILYDALE 3140 (REI)

Agent Comments

 2  1  2

Price: \$470,000

Method: Private Sale

Date: 13/12/2019

Property Type: Unit

Land Size: 173 sqm approx