Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	12 Kerr Street, Lilydale Vic 3140
Including suburb and postcode	
process	

Indicative selling price

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

Range between \$450,000	&	\$495,000
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Median sale price

Median price	\$550,000	Pro	perty Type	Jnit		Suburb	Lilydale
Period - From	01/10/2019	to	31/12/2019	s	ource	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

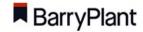
Add	dress of comparable property	Price	Date of sale
1	4 Sarges Mews LILYDALE 3140	\$479,950	02/09/2019
2	1/81 Cave Hill Rd LILYDALE 3140	\$475,000	22/11/2019
3	4/12 Gladstone St LILYDALE 3140	\$470,000	13/12/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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
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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)

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Price: \$479,950 **Method:** Sale **Date:** 02/09/2019

Property Type: House (Res) **Land Size:** 88 sqm approx

Agent Comments



1/81 Cave Hill Rd LILYDALE 3140 (REI)

42 **-** 1 **-**

Price: \$475,000 Method: Private Sale Date: 22/11/2019 Rooms: 4

Property Type: House Land Size: 300 sqm approx **Agent Comments**



4/12 Gladstone St LILYDALE 3140 (REI)

4 2 **i** 1 (C)

Price: \$470,000 Method: Private Sale Date: 13/12/2019 Property Type: Unit Land Size: 173 sqm approx Agent Comments

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



