

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

11/10 John Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$512,500

House

Unit

X

Suburb

Lilydale

Period - From 01/01/2018

to

31/12/2018

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	1/2 Jones St LILYDALE 3140	\$417,000	18/11/2018
2	2/2 Main St LILYDALE 3140	\$399,000	16/11/2018
3	1/18 Gladstone St LILYDALE 3140	\$386,000	18/12/2018

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.



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Rooms:
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$370,000 - \$400,000
Median Unit Price
 Year ending December 2018: \$512,500

Comparable Properties



1/2 Jones St LILYDALE 3140 (VG)

Agent Comments

 2
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Price: \$417,000
Method: Sale
Date: 18/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

2/2 Main St LILYDALE 3140 (VG)

Agent Comments

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Price: \$399,000
Method: Sale
Date: 16/11/2018
Rooms: -
Property Type: Retail (Com)
Land Size: 65 sqm approx



1/18 Gladstone St LILYDALE 3140 (VG)

Agent Comments

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Price: \$386,000
Method: Sale
Date: 18/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)