

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

4/78 Castella Street 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Sep 2018

to

31 Aug 2019

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

5/14 Gladstone Street Lilydale VIC 3140	\$335,000	12-May-19
1/29 Slevin Street Lilydale VIC 3140	\$400,000	08-Apr-19
2/12 Taylor Street Lilydale VIC 3140	\$296,600	16-Mar-19

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: 11 September 2019

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5/14 Gladstone Street Lilydale VIC 3140

Sold Price

\$335,000

Sold Date

12-May-19
 1  1  1

Distance

1.06km

1/29 Slevin Street Lilydale VIC 3140

Sold Price

\$400,000

Sold Date

08-Apr-19
 1  1  2

Distance

1.29km

2/12 Taylor Street Lilydale VIC 3140

Sold Price

\$296,600

Sold Date

16-Mar-19
 1  1  1

Distance

1.53km
RS = Recent sale

UN = Undisclosed Sale

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