Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/4 Nicholas Street, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$595,000 &	\$640,000
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Median sale price

Median price	\$777,500	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/01/2020	to	31/03/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	6/3-5 Camplin Rise LILYDALE 3140	\$615,000	06/04/2020
2	15 Koombooloomba Ct LILYDALE 3140	\$606,000	11/04/2020
3	1/8 Crestway LILYDALE 3140	\$597,501	22/06/2020

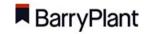
OR

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:	09/07/2020 12:31



Date of sale







Indicative Selling Price \$595,000 - \$640,000 Median House Price March quarter 2020: \$777,500

Comparable Properties



6/3-5 Camplin Rise LILYDALE 3140 (REI/VG)

• 1

Price: \$615,000 Method: Private Sale Date: 06/04/2020 Rooms: 4

Property Type: Unit Land Size: 315 sqm approx **Agent Comments**



15 Koombooloomba Ct LILYDALE 3140

(REI/VG)

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Price: \$606,000 Method: Private Sale Date: 11/04/2020 Rooms: 4

Property Type: House

Agent Comments



1/8 Crestway LILYDALE 3140 (REI)

3

4

Price: \$597,501 Method: Private Sale Date: 22/06/2020 Property Type: Unit

Land Size: 470 sqm approx

Agent Comments

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



