

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

1/4 Nicholas Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$595,000

&

\$640,000

Median sale price

Median price \$777,500

Property 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	Price	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



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

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)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 06/04/2020
Rooms: 4
Property Type: Unit
Land Size: 315 sqm approx



15 Koombooloomba Ct LILYDALE 3140 (REI/VG)

Agent Comments



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



1/8 Crestway LILYDALE 3140 (REI)

Agent Comments



Price: \$597,501
Method: Private Sale
Date: 22/06/2020
Property Type: Unit
Land Size: 470 sqm approx