

# 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

2 Clifton Place, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$494,950

### Median sale price

Median price

\$528,000

Property Type

Unit

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	12 Kerr St LILYDALE 3140	\$531,000	12/02/2020
2	2 Barnsley CI LILYDALE 3140	\$520,000	21/02/2020
3	2 Daisy PI LILYDALE 3140	\$505,000	11/05/2020

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:

19/06/2020 15:12



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$494,950  
**Median Unit Price**  
March quarter 2020: \$528,000

## Comparable Properties



**12 Kerr St LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$531,000  
**Method:** Private Sale  
**Date:** 12/02/2020  
**Rooms:** 4  
**Property Type:** Townhouse (Single)

**2 Barnsley CI LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$520,000  
**Method:** Sale  
**Date:** 21/02/2020  
**Property Type:** Flat/Unit/Apartment (Res)



**2 Daisy PI LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 11/05/2020  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 100 sqm approx