## 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									
Single pric	e \$494,950								
Median sale price									
Median price	\$528,000	Pro	operty 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.

Ado	dress 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)



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

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

Agent Comments

Agent Comments



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



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



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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.