

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

4/6 Black 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Mar 2020

to

28 Feb 2021

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

3 Matden Place Lilydale VIC 3140	\$530,000	01-Dec-20
4 Matden Place Lilydale VIC 3140	\$565,000	28-Oct-20
6 Lucille Close Lilydale VIC 3140	\$559,000	17-Dec-20

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: 19 March 2021


3 Matden Place Lilydale VIC 3140

Sold Price

\$530,000

Sold Date

01-Dec-20
 2

 1

 1

Distance

0.28km

4 Matden Place Lilydale VIC 3140

Sold Price

\$565,000

Sold Date

28-Oct-20
 2

 1

 1

Distance

0.28km

6 Lucille Close Lilydale VIC 3140

Sold Price

\$559,000

Sold Date

17-Dec-20
 2

 1

 1

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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