

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

46 Clearwater Drive 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,975

Property type

House

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

64 Rockys Way Lilydale VIC 3140	\$1,000,000	15-Jan-21
66 Rockys Way Lilydale VIC 3140	\$1,000,000	08-Feb-21
20 The Circuit Lilydale VIC 3140	\$880,000	08-Oct-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: 03 March 2021


64 Rockys Way Lilydale VIC 3140

Sold Price

^{RS}
\$1,000,000

Sold Date

15-Jan-21


5



3



2

Distance

0.45km

66 Rockys Way Lilydale VIC 3140

Sold Price

Sold Date

08-Feb-21


4



2



3

Distance

0.46km

20 The Circuit Lilydale VIC 3140

Sold Price

\$880,000

Sold Date

08-Oct-20


4



2



2

Distance

0.74km
RS = Recent sale

UN = Undisclosed Sale

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