

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

11/45 Clarke Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$470,000

&

\$517,000

Median sale price

Median price \$524,975

Property Type Unit

Suburb Lilydale

Period - From 12/07/2022

to

11/07/2023

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	3/14 Gladstone St LILYDALE 3140	\$490,000	06/04/2023
2	3/17-19 Nicholas St LILYDALE 3140	\$471,000	13/05/2023
3			

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:

12/07/2023 16:45

Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au

Indicative Selling Price

\$470,000 - \$517,000

Median Unit Price

12/07/2022 - 11/07/2023: \$524,975



 2  -  1

Rooms: 4

Property Type: Unit

Land Size: 138 sqm approx

Agent Comments

Single level unit with updated bathroom

Comparable Properties



3/14 Gladstone St LILYDALE 3140 (REI)

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 06/04/2023

Property Type: Unit

Land Size: 142 sqm approx

Agent Comments

similar size unit, with garage. Bathroom not updated



3/17-19 Nicholas St LILYDALE 3140 (REI)

 2  1  1

Price: \$471,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Agent Comments

In need of updating. Carpet/Paint. Good sized rooms. Garage

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.