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 betweer	n \$470,000		&		\$517,000				
Median sale price									
Median price	\$524,975	Pro	operty Type	Unit			Suburb	Lilydale	
Period - From	12/07/2022	to	11/07/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



BarryPlant





Rooms: 4 Property Type: Unit Land Size: 138 sqm approx Agent Comments Single level unit with updated bathroom 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

Comparable Properties

Andresionals	3/14 Gladstone St LILYDALE 3140 (REI) 2 1 1 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 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.

Account - Barry Plant | P: 03 9735 3300

propertydata



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