

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

1/10 Clyde Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$537,500

House

Unit

X

Suburb

Lilydale

Period - From 01/04/2018

to

30/06/2018

Source

REIV

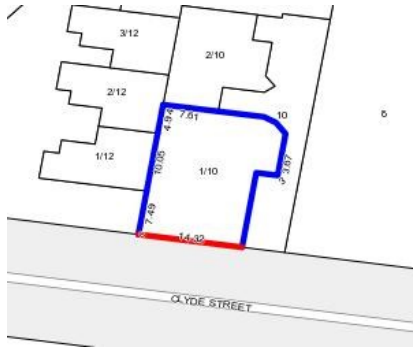
Comparable property sales (*Delete A or B below as applicable)

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	3/10 Clyde St LILYDALE 3140	\$545,000	07/05/2018
2	2/9 Slevin St LILYDALE 3140	\$505,000	06/06/2018
3	5/9 Maroondah Hwy LILYDALE 3140	\$490,000	02/07/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

June quarter 2018: \$537,500

Comparable Properties



3/10 Clyde St LILYDALE 3140 (VG)

Agent Comments



Price: \$545,000

Method: Sale

Date: 07/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 212 sqm approx

2/9 Slevin St LILYDALE 3140 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 06/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



5/9 Maroondah Hwy LILYDALE 3140 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 02/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 162 sqm approx