

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

1/6 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Oct 2020

to

30 Sep 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

3/38 Beresford Road Lilydale VIC 3140	\$580,000	16-Jul-21
11 Blair Street Lilydale VIC 3140	\$599,000	02-Oct-21
3 Abbie Close Lilydale VIC 3140	\$617,000	07-Sep-21

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: 28 October 2021



3/38 Beresford Road Lilydale VIC 3140

2 2 1

Sold Price

\$580,000

Sold Date

16-Jul-21

Distance

0.93km


11 Blair Street Lilydale VIC 3140

2 2 1

Sold Price

^{RS} **\$599,000** ^{UN}

Sold Date

02-Oct-21

Distance

0.94km


3 Abbie Close Lilydale VIC 3140

2 2 1

Sold Price

^{RS} **\$617,000**

Sold Date

07-Sep-21

Distance

1.3km
RS = Recent sale

UN = Undisclosed Sale

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