

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

5/105 Anderson Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$534,950

Median sale price

Median price

\$516,475

Property Type

Unit

Suburb

Lilydale

Period - From

01/01/2021

to

31/03/2021

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	2/44 Clarke St LILYDALE 3140	\$550,000	23/01/2021
2	7 Charlie Cl LILYDALE 3140	\$549,950	14/12/2020
3	3/14 Rouke St LILYDALE 3140	\$530,000	20/04/2021

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:

18/05/2021 11:44



Property Type:
Agent Comments

Indicative Selling Price
\$534,950
Median Unit Price
March quarter 2021: \$516,475

Comparable Properties



2/44 Clarke St LILYDALE 3140 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 23/01/2021
Property Type: Townhouse (Res)

7 Charlie Cl LILYDALE 3140 (VG)

Agent Comments



Price: \$549,950
Method: Sale
Date: 14/12/2020
Property Type: House - Attached House N.E.C.



3/14 Rouke St LILYDALE 3140 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 20/04/2021
Property Type: Unit