

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

6 Leaves Close 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

Lilydale

Period-from

01 May 2020

to

30 Apr 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 Matden Place Lilydale VIC 3140	\$530,000	01-Dec-20
3/14 Rouke Street Lilydale VIC 3140	\$530,000	20-Apr-21
5/18 Slevin Street Lilydale VIC 3140	\$485,000	13-Feb-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: 26 May 2021

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3 Matden Place Lilydale VIC 3140

Sold Price

\$530,000

Sold Date

01-Dec-20

 2

 1

 1

Distance

0.35km



3/14 Rouke Street Lilydale VIC 3140

Sold Price

^{RS} **\$530,000**

Sold Date

20-Apr-21

 2

 1

 1

Distance

0.44km



5/18 Slevin Street Lilydale VIC 3140

Sold Price

\$485,000

Sold Date

13-Feb-21

 2

 1

 1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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