## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 1/17-19 Nicholas Street, Lilydale Vic 3140

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$440,000		&		\$480,000			
Median sale p	rice							
Median price	\$623,000	Pro	operty Type	Unit			Suburb	Lilydale
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/12 Gladstone St LILYDALE 3140	\$470,000	22/09/2022
2			
3			

OR

**B**<sup>\*</sup> 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:

06/10/2022 18:52









Property Type: Unit Agent Comments Indicative Selling Price \$440,000 - \$480,000 Median Unit Price June quarter 2022: \$623,000

# **Comparable Properties**



4/12 Gladstone St LILYDALE 3140 (REI)



Price: \$470,000 Method: Private Sale Date: 22/09/2022 Property Type: House Land Size: 173 sqm approx Agent Comments

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 9725 9855 | F: 03 9725 2454





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