

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 19					
Property offered f	or sale						
Address Including suburb and postcode 1/1 Clyde Street, Lilydale Vic 3140							
Indicative selling	price						
For the meaning of th	nis price see cor	nsumer.vic.gov.	au/underquoting				
Range between \$4	80,000	&	\$520,000				
Median sale price							
Median price \$73	5,750 Ho	ouse X	Unit		Suburb	Lilydale	
Period - From 01/0	04/2017 to	30/06/2017	Source	REIV			
Comparable prop	erty sales (*De	elete A or B b	elow as applica	able)			
	the estate ager		wo kilometres of t resentative consid				
Address of comparable property					Price	Date of sale	
1							
2							

OR

3

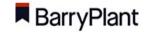
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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Rooms:

Property Type: Unit **Land Size:** 314 sqm approx

Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median House Price June quarter 2017: \$735,750

Comparable Properties



32 Beresford Rd LILYDALE 3140 (REI)

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Price: \$517,250 **Method:** Private Sale **Date:** 18/08/2017

Rooms: 4

Property Type: House (Res)

Agent Comments



94 Anderson St LILYDALE 3140 (REI)

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Price: \$498,000 **Method:** Private Sale **Date:** 09/09/2017

Rooms: 5

Property Type: House (Res)

Agent Comments

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