

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

3/37-39 Maroondah Highway 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,750

Property type

Unit

Suburb

Lilydale

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/49 Albert Hill Road Lilydale VIC 3140	\$590,250	31-Jul-19
1 Cosy Place Lilydale VIC 3140	\$538,000	08-Jun-19
25A Clubpoint Drive Chirnside Park VIC 3116	\$585,500	09-Aug-19

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: 22 October 2019


3/49 Albert Hill Road Lilydale VIC 3140

Sold Price

\$590,250

Sold Date

31-Jul-19
 3  2  2

Distance

0.07km

1 Cosy Place Lilydale VIC 3140

Sold Price

\$538,000

Sold Date

08-Jun-19
 3  2  2

Distance

0.38km

25A Clubpoint Drive Chirnside Park VIC 3116

Sold Price

\$585,500

Sold Date

09-Aug-19
 3  1  1

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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