

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

2 Welcome Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$621,000

Property Type Unit

Suburb Lilydale

Period - From 01/10/2023

to 31/12/2023

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	7 Coozac PI LILYDALE 3140	\$629,000	07/12/2023
2	2/7 Allison Cr LILYDALE 3140	\$621,000	10/11/2023
3	8/11 Maroondah Hwy LILYDALE 3140	\$580,000	04/08/2023

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:

17/01/2024 14:09



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
December quarter 2023: \$621,000

Comparable Properties



7 Coozac PI LILYDALE 3140 (REI)

Agent Comments



Price: \$629,000
Method: Private Sale
Date: 07/12/2023
Property Type: Townhouse (Single)



2/7 Allison Cr LILYDALE 3140 (REI)

Agent Comments



Price: \$621,000
Method: Private Sale
Date: 10/11/2023
Property Type: Unit



8/11 Maroondah Hwy LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 04/08/2023
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300