### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered t	for sale
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Address	2/77-79 Clarke Street, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$515,000	Pro	perty Type U	nit		Suburb	Lilydale
Period - From	01/10/2019	to	30/09/2020	So	ource	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

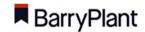
Add	dress of comparable property	Price	Date of sale
1	5 Eliza Mews LILYDALE 3140	\$475,000	10/08/2020
2	28 White CI LILYDALE 3140	\$470,000	16/10/2020
3	1/77-79 Clarke St LILYDALE 3140	\$460,000	11/05/2020

#### OR

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

This Statement of Information was prepared on:	10/11/2020 10:34











Property Type: Strata Unit/Flat **Agent Comments** 

**Indicative Selling Price** \$450,000 - \$475,000 **Median Unit Price** Year ending September 2020: \$515,000

## Comparable Properties



5 Eliza Mews LILYDALE 3140 (REI/VG)





Price: \$475,000 Method: Private Sale Date: 10/08/2020

Property Type: Townhouse (Single) Land Size: 106 sqm approx

**Agent Comments** 



28 White CI LILYDALE 3140 (REI)





Price: \$470,000 Method: Private Sale Date: 16/10/2020 Property Type: Unit

Agent Comments



1/77-79 Clarke St LILYDALE 3140 (REI/VG)





Price: \$460.000 Method: Private Sale Date: 11/05/2020

Rooms: 3

Property Type: Unit

Agent Comments

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



