

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

2/77-79 Clarke Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$450,000

&

\$475,000

Median sale price

Median price \$515,000

Property Type Unit

Suburb Lilydale

Period - From 01/10/2019

to 30/09/2020

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	5 Eliza Mews LILYDALE 3140	\$475,000	10/08/2020
2	28 White Cl 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 comparable properties 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)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 10/08/2020

Property Type: Townhouse (Single)

Land Size: 106 sqm approx



28 White CI LILYDALE 3140 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 16/10/2020

Property Type: Unit



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

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 11/05/2020

Rooms: 3

Property Type: Unit