

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

5/18 Slevin Street 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/77-79 Clarke Street Lilydale VIC 3140	\$460,000	23-Nov-20
4/15 McComb Street Lilydale VIC 3140	\$475,000	30-Dec-20
8/45-47 Clarke Street Lilydale VIC 3140	\$475,000	05-Dec-20

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: 04 February 2021



2/77-79 Clarke Street Lilydale VIC 3140

Sold Price

\$460,000

Sold Date **23-Nov-20**

 2  1  1

Distance **1.03km**



4/15 McComb Street Lilydale VIC 3140

Sold Price

^{RS} **\$475,000**

Sold Date **30-Dec-20**

 2  1  1

Distance **0.06km**



8/45-47 Clarke Street Lilydale VIC 3140

Sold Price

\$475,000

Sold Date **05-Dec-20**

 2  1  1

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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