

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

1/77 Castella 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

\$320,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,250

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

2/12 Taylor Street Lilydale VIC 3140	\$296,600	16-Mar-19
5/14 Gladstone Street Lilydale VIC 3140	\$335,000	12-May-19
11/10 John Street Lilydale VIC 3140	\$390,000	26-Mar-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: 02 October 2019



2/12 Taylor Street Lilydale VIC 3140 Sold Price **\$296,600** Sold Date **16-Mar-19**

 1  1  1

Distance **1.47km**



5/14 Gladstone Street Lilydale VIC 3140 Sold Price **\$335,000** Sold Date **12-May-19**

 1  1  1

Distance **0.96km**



11/10 John Street Lilydale VIC 3140 Sold Price **\$390,000** Sold Date **26-Mar-19**

 2  1  1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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