

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

18A Mont Vue 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Lilydale

Period-from

01 Jun 2019

to

31 May 2020

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

5 Wily Court Lilydale VIC 3140	\$841,200	30-Jan-20
81 Alexandra Road Lilydale VIC 3140	\$851,000	27-Feb-20
78 Alexandra Road Lilydale VIC 3140	\$772,000	18-May-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: 29 June 2020


5 Wily Court Lilydale VIC 3140
Sold Price
\$841,200
Sold Date 30-Jan-20
 4  2  2

Distance 1.35km

81 Alexandra Road Lilydale VIC 3140
Sold Price
\$851,000
Sold Date 27-Feb-20
 4  3  5

Distance 1.27km

78 Alexandra Road Lilydale VIC 3140
Sold Price
\$772,000
Sold Date 18-May-20
 4  2  2

Distance 1.03km

33 Heritage Drive Lilydale VIC 3140
Sold Price
\$906,750^{UN}
Sold Date 24-Mar-20
 5  2  2

Distance 1.14km

6 Wily Court Lilydale VIC 3140
Sold Price
\$770,000
Sold Date 21-Feb-20
 4  3  2

Distance 1.29km
RS = Recent sale

UN = Undisclosed Sale

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