

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 The Portal 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

\*House

X

\*Unit

Suburb

Lilydale

Period-from

01 Jul 2018

to

30 Jun 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 Coral Close Lilydale VIC 3140	\$630,000	02-Apr-19
17 Rolaine Close Lilydale VIC 3140	\$590,250	06-Mar-19
290A Swansea Road Mount Evelyn VIC 3796	\$615,000	06-Feb-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.~~

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**2 Coral Close Lilydale VIC 3140**

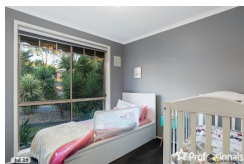
Sold Price

**\$630,000**

Sold Date

**02-Apr-19**
 3
 1
 2

Distance

**1.57km**

**17 Rolaine Close Lilydale VIC 3140**

Sold Price

**\$590,250**

Sold Date

**06-Mar-19**
 3
 1
 1

Distance

**1.39km**

**290A Swansea Road Mount Evelyn VIC 3796**

Sold Price

**\$615,000**

Sold Date

**06-Feb-19**
 3
 1
 1

Distance

**1.23km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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