Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/11 Clyde Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$445,000							
Median sale price								
Median price	\$550,000	Property Type Unit			Suburb Lilydale			
Period - From	01/10/2019	to	31/12/2019	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4 Kenisha Way LILYDALE 3140	\$457,000	09/10/2019
2	13 Castella St LILYDALE 3140	\$442,087	20/01/2020
3			

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:

30/03/2020 14:08









Property Type: Agent Comments

Indicative Selling Price \$445,000 **Median Unit Price** December quarter 2019: \$550,000

Comparable Properties



4 Kenisha Way LILYDALE 3140 (REI/VG) **Ò** 1

2

Price: \$457,000 Method: Private Sale Date: 09/10/2019 Property Type: Townhouse (Single) Land Size: 125 sqm approx

13 Castella St LILYDALE 3140 (VG)

Agent Comments

Agent Comments



Price: \$442,087 Method: Sale Date: 20/01/2020 Property Type: Retail (Com) Land Size: 105 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.