

# 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

3/11 Clyde Street, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$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 six 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
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)**

Agent Comments



**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



**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.