

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

3/14 Rouke Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000

&

\$460,000

Median sale price

Median price \$544,950

Property Type Unit

Suburb Lilydale

Period - From 01/10/2020

to 31/12/2020

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	2/77-79 Clarke St LILYDALE 3140	\$460,000	23/11/2020
2	2/12 Gladstone St LILYDALE 3140	\$450,000	22/12/2020
3	1/9 Maroondah Hwy LILYDALE 3140	\$445,000	29/11/2020

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:

14/04/2021 15:14



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Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

December quarter 2020: \$544,950

Comparable Properties



2/77-79 Clarke St LILYDALE 3140 (REI/VG)

Agent Comments

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Price: \$460,000

Method: Private Sale

Date: 23/11/2020

Property Type: Unit



2/12 Gladstone St LILYDALE 3140 (VG)

Agent Comments

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Price: \$450,000

Method: Sale

Date: 22/12/2020

Property Type: Flat/Unit/Apartment (Res)

1/9 Maroondah Hwy LILYDALE 3140 (VG)

Agent Comments

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Price: \$445,000

Method: Sale

Date: 29/11/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 189 sqm approx