

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

6/45-47 Clarke Street, Lilydale

Indicative selling price

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

Single price

\$449,950

Median sale price

(*Delete house or unit as applicable)

Median price

\$469,975

*House

☐

*Unit

☒

Suburb

Lilydale

Period - From

1/1/2017

to

31/3/2017

Source

REIV

Comparable property sales

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
2/5 McComb Street, Lilydale	\$405,000	3/4/2017
3/9 North Road, Lilydale	\$430,000	26/4/2017
2/15 Beresford Road, Lilydale	\$470,000	2/3/2017