

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

Unit 2 / 76 Clarke Street Lilydale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$450,000 or range between \$495,000 & \$

Median sale price

(*Delete house or unit as applicable)

Median price 550,000 *House ☐ *Unit ☒ Suburb Lilydale

Period - From September to 2018 Source Realestate.com.au

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
5/76 Clarke St Lilydale	\$465,000	July-2018
3/76 Clarke St Lilydale	\$475,000	Oct-/2018
4/76 Clack St Lilydale	\$495,000	Nov-2018

OR **No comparable sales for this type of home**

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.