

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

2 Travis Close Lilydale VIC 3140

Indicative selling price

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

Single Price

\$519,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

Suburb

Lilydale

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 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 Barnsley Close Lilydale VIC 3140	\$520,000	14-Jan-20
6 Slevin Street Lilydale VIC 3140	\$520,000	24-Dec-19
12 Kerr Street Lilydale VIC 3140	\$531,000	12-Feb-20

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 6 months.

This Statement of Information was prepared on: 16 April 2020


1 Barnsley Close Lilydale VIC 3140

Sold Price

\$520,000

Sold Date

14-Jan-20
 2

 -

 -

Distance

0.05km

6 Slevin Street Lilydale VIC 3140

Sold Price

^{RS} **\$520,000**

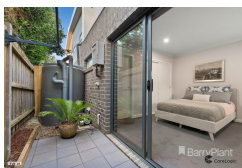
Sold Date

24-Dec-19
 2

 2

 1

Distance

0.05km

12 Kerr Street Lilydale VIC 3140

Sold Price

^{RS} **\$531,000**

Sold Date

12-Feb-20
 2

 2

 1

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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