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

1/77-79 Clarke Street, Lilydale Vic 3140

Indicative selling price

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

Single price \$474,950

Median sale price

Median price	\$528,000	Pro	perty Type Uni	t		Suburb	Lilydale
Period - From	01/01/2020	to	31/03/2020	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/81 Cave Hill Rd LILYDALE 3140	\$475,000	22/11/2019
2	3/19-21 Slevin St LILYDALE 3140	\$471,000	05/03/2020
3	4/12 Gladstone St LILYDALE 3140	\$470,000	13/12/2019

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:

01/05/2020 16:40









Property Type: Unit Agent Comments

Indicative Selling Price \$474,950 **Median Unit Price** March quarter 2020: \$528,000

Comparable Properties



1/81 Cave Hill Rd LILYDALE 3140 (REI/VG)



Price: \$475,000 Method: Private Sale Date: 22/11/2019 Rooms: 4 Property Type: House Land Size: 300 sqm approx

Agent Comments

Agent Comments





Price: \$471,000 Method: Private Sale Date: 05/03/2020 Property Type: Unit

4/12 Gladstone St LILYDALE 3140 (REI/VG)



Agent Comments

Price: \$470,000 Method: Private Sale Date: 13/12/2019 Property Type: Unit Land Size: 173 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.