

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

4/49 Albert Hill Road 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

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

3/37-39 Maroondah Highway Lilydale VIC 3140	\$550,000	13-Nov-19
2/21-23 Kidgell Street Lilydale VIC 3140	\$609,000	20-Nov-19
1 Coozac Place Lilydale VIC 3140	\$590,000	07-Nov-19

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: 23 April 2020



**3/37-39 Maroondah Highway
Lilydale VIC 3140**

 3  1  3

Sold Price

\$550,000

Sold Date

13-Nov-19

Distance

0.06km



**2/21-23 Kidgell Street Lilydale VIC
3140**

 3  2  2

Sold Price

\$609,000

Sold Date

20-Nov-19

Distance

0.56km



1 Coozac Place Lilydale VIC 3140

 3  2  2

Sold Price

\$590,000

Sold Date

07-Nov-19

Distance

2.56km

RS = Recent sale

UN = Undisclosed Sale

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