

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

7/19-21 Slevin Street 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

\$439,950

or range
between

&

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

3/19-21 Slevin Street Lilydale VIC 3140	\$471,000	07-Feb-20
4/12 Gladstone Street Lilydale VIC 3140	\$470,000	13-Dec-19
7 Eliza Mews Lilydale VIC 3140	\$465,000	28-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: 28 April 2020


3/19-21 Slevin Street Lilydale VIC 3140

Sold Price

\$471,000

Sold Date **07-Feb-20**
 2

 1

 1

Distance

0.03km

4/12 Gladstone Street Lilydale VIC 3140

Sold Price

\$470,000

Sold Date **13-Dec-19**
 3

 1

 2

Distance

0.19km

7 Eliza Mews Lilydale VIC 3140

Sold Price

\$465,000

Sold Date **28-Nov-19**
 2

 2

 1

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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