

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

2/7 Allison Crescent, Lilydale Vic 3140

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$475,250

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2018

to

30/09/2019

Source

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.~~

Address of comparable property		Price	Date of sale
1	1/27 Cave Hill Rd LILYDALE 3140	\$470,500	15/07/2019
2	4/45-47 Clarke St LILYDALE 3140	\$440,000	18/07/2019
3			

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:

11/12/2019 15:08



Property Type: Retirement Village
Individual Flat/Unit
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000

Median Unit Price
Year ending September 2019: \$475,250

Comparable Properties



1/27 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$470,500
Method: Private Sale
Date: 15/07/2019
Rooms: 3
Property Type: Unit
Land Size: 177 sqm approx



4/45-47 Clarke St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 18/07/2019
Property Type: Unit
Land Size: 143 sqm approx

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.