

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Lauren Court 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

*House

X

*Unit

Suburb

Lilydale

Period-from

01 Jun 2018

to

31 May 2019

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

7 Water Lilly Lane Lilydale VIC 3140	\$750,000	10-Dec-18
6 Worcester Street Lilydale VIC 3140	\$750,000	04-Oct-18
30 Clearwater Drive Lilydale VIC 3140	\$780,000	19-Feb-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.~~

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7 Water Lilly Lane Lilydale VIC 3140 Sold Price **\$750,000** Sold Date **10-Dec-18**

 4  2  2

Distance **0.24km**



6 Worcester Street Lilydale VIC 3140 Sold Price Sold Date **04-Oct-18**

 4  2  2

Distance **1.84km**



30 Clearwater Drive Lilydale VIC 3140 Sold Price ^{RS} **\$780,000** ^{UN} Sold Date **19-Feb-19**

 4  2  2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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