## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address	2 Duffity Place, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$550,000 & \$590,000	Range between	\$550,000	&	\$590,000
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#### Median sale price

Median price	\$915,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2024	to	31/12/2024		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

1	3/10 Wilsons La LILYDALE 3140	\$575,000	06/01/2025
2	1 Clifton PI LILYDALE 3140	\$580,000	14/12/2024
3	1/44 Clarke St LILYDALE 3140	\$590,000	16/10/2024

#### 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:	27/02/2025 12:48



Date of sale







**Property Type:** Flat/Unit/Apartment (Res) **Agent Comments** 

**Indicative Selling Price** \$550,000 - \$590,000 **Median House Price** December quarter 2024: \$915,000

# Comparable Properties



3/10 Wilsons La LILYDALE 3140 (REI/VG)

Price: \$575,000 Method: Private Sale

Date: 06/01/2025 **Property Type:** Unit **Agent Comments** 



1 Clifton PI LILYDALE 3140 (REI/VG)

2

Agent Comments

Price: \$580,000 Method: Private Sale Date: 14/12/2024

Property Type: Townhouse (Single)



1/44 Clarke St LILYDALE 3140 (REI/VG)

Price: \$590,000 Method: Private Sale Date: 16/10/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9735 3300





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