

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

11 Parkside Close, Lilydale

**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

\$660,000

&

\$690,000

**Median sale price**

Median price

\$708,000

Property type

House

Suburb

Lilydale

Period - From

01/04/2020

to

30/06/2020

Source

REIU

**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 Messmate Place, Lilydale      | \$707,000 | 03/03/2020   |
| 2) 128 Hereford Road, Mount Evelyn | \$667,000 | 12/06/2020   |
| 3) 18 Britannia Way, Lilydale      | \$660,000 | 13/05/2020   |

**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: 20/07/2020 10:17am