

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

4 Closter 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

\$649,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Lilydale

Period-from

01 Nov 2018

to

31 Oct 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

4 Achilles Court Lilydale VIC 3140	\$599,000	25-May-19
34 Mont Vue Lilydale VIC 3140	\$650,000	18-Jun-18
14B Hermitage Street Lilydale VIC 3140	\$650,000	11-Jul-18

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: 13 November 2019



4 Achilles Court Lilydale VIC 3140

Sold Price

\$599,000

Sold Date

25-May-19

 3  1  2

Distance

1.5km



34 Mont Vue Lilydale VIC 3140

Sold Price

\$650,000

Sold Date

18-Jun-18

 3  1  1

Distance

0.17km



14B Hermitage Street Lilydale VIC 3140

Sold Price

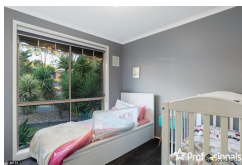
Sold Date

11-Jul-18

 3  2  1

Distance

0.31km



17 Rolaine Close Lilydale VIC 3140

Sold Price

\$590,250

Sold Date

06-Mar-19

 3  1  1

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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