

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price\$ &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb
Period - From to Source

Comparable property sales

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	FOR UNIT 2 & 4	Price	Date of Sale
1.	3/7-9 Clyde St LILYDALE 3140	\$500,000	08/04/2019
2.	3/3 Nicholas St LILYDALE 3140	\$490,000	28/05/2019
3.	3/19 Cavehill Rd LILYDALE 3140	\$455,000	24/05/2019



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$474,950
Median Unit Price
Year ending March 2019: \$498,500

Comparable Properties



3/7-9 Clyde St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 08/04/2019
Rooms: -
Property Type: Townhouse (Single)



3/3 Nicholas St LILYDALE 3140 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 28/05/2019
Rooms: 4
Property Type: Townhouse (Single)



3/19 Cavehill Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 24/05/2019
Rooms: -
Property Type: Unit