

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

3 Leaves Close 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

\$465,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Lilydale

Period-from

01 Oct 2018

to

30 Sep 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

6/7-9 Clyde Street Lilydale VIC 3140	\$525,545	02-Nov-18
3 Duffity Place Lilydale VIC 3140	\$487,950	18-Jun-19
6 Duffity Place Lilydale VIC 3140	\$505,000	04-May-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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Damian Ford

P 03 9735 5677

M 0499 735 567

E damian@nobleknight.com.au



6/7-9 Clyde Street Lilydale VIC 3140

2
 1
 1

Sold Price

\$525,545

Sold Date **02-Nov-18**

Distance **0.2km**



3 Duffity Place Lilydale VIC 3140

2
 2
 1

Sold Price

\$487,950

Sold Date **18-Jun-19**

Distance **0.54km**



6 Duffity Place Lilydale VIC 3140

2
 2
 1

Sold Price

\$505,000

Sold Date **04-May-19**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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