

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

1 Messmate Place 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Lilydale

Period-from

01 Jan 2019

to

31 Dec 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

8 Parkside Close Lilydale VIC 3140	\$760,000	11-Oct-19
29 Mandl Close Lilydale VIC 3140	\$772,000	06-Jun-19
16 The Circuit Lilydale VIC 3140	\$696,000	20-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.~~

This Statement of Information was prepared on: 29 January 2020



8 Parkside Close Lilydale VIC 3140 Sold Price **\$760,000** Sold Date **11-Oct-19**
Distance **0.75km**

 4  2  2



29 Mandl Close Lilydale VIC 3140 Sold Price **\$772,000** Sold Date **06-Jun-19**
Distance **0.38km**

 4  2  2



16 The Circuit Lilydale VIC 3140 Sold Price **\$696,000** Sold Date **20-May-19**
Distance **1.9km**

 4  2  2

RS = Recent sale UN = Undisclosed Sale

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