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	2 Sarges Mews 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	$510,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$552,400	Property type	Unit	Suburb	Lilydale
Period-from	01 Dec 2020	to	30 Nov 2021	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
2 Taite Close Lilydale VIC 3140	$605,000	03-Aug-21
20A Cave Hill Road Lilydale VIC 3140	$610,000	25-May-21
11 Blair Street Lilydale VIC 3140	$599,000	02-Oct-21

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: 01 December 2021

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2 Taite Close Lilydale VIC 3140

2 1 1

Sold Price **$605,000** Sold Date **03-Aug-21**

Distance **0.31km**



20A Cave Hill Road Lilydale VIC 3140

2 1 1

Sold Price **$610,000** Sold Date **25-May-21**

Distance **0.32km**



11 Blair Street Lilydale VIC 3140

2 2 1

Sold Price RS **$599,000** UN Sold Date **02-Oct-21**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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