

## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

1-6/80 Castella Street, Lilydale

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 Bed, 2 Bath, Single Garage	\$*	Or range between	\$500,000	&	\$550,000
3 Bed, 2 Bath, Double Garage	\$*	Or range between	\$570,000	&	\$627,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$512,500

Suburb

Lilydale

Period - From

01/10/2018

To

31/12/2018

Source

REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, Single Garage	1 1 Tranquil Place, LILYDALE 3140	\$550,000	24/10/2018
	2 21 Albert Hill Road, LILYDALE 3140	\$550,000	25/10/2018
	3 4/26 McComb Street, LILYDALE 3140	\$542,000	31/08/2018

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, Double Garage	1 28 Alfred Road, LILYDALE 3140	\$622,000	13/11/2018
	2 6 Herb Farm Lane, LILYDALE 3140	\$620,000	04/01/2019
	3 3/15 Kidgell Street, LILYDALE 3140	\$600,000	19/12/2018

**Unit type or class**

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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	Address of comparable unit	Price	Date of sale
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E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.