

# 20 Whitefriars Rise, Lilydale



**TUDOR VILLAGE**  
— LILYDALE —  
*A home amongst friends*

# 20 Whitefriars Rise, Lilydale

## Corner Allotment Beauty

Situated on a corner allotment, this gorgeous home has so much to offer.

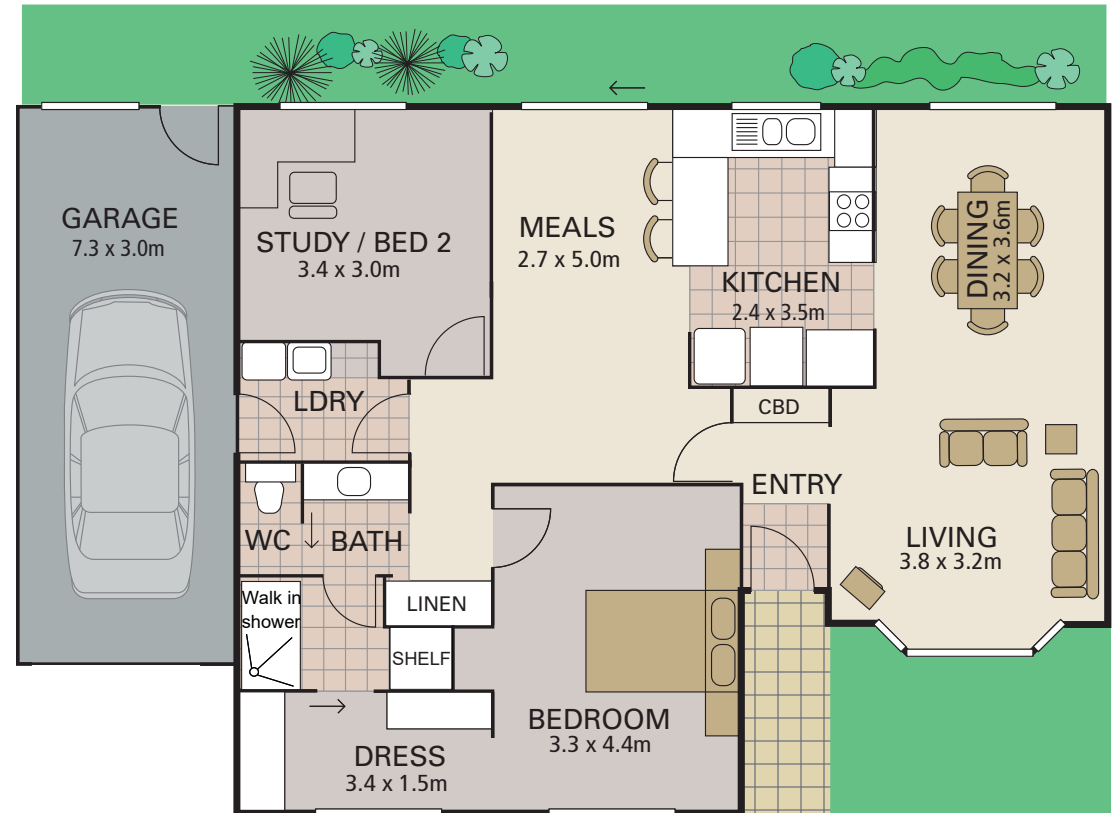
Boasting large master bedroom with walk through dressing room and great size second bedroom, large formal lounge and dining, as well as separate meals/family room, modern kitchen and bathroom and a good size courtyard.

What more could you want? This home is a must inspect, so book your inspection today.

PRICE: **\$575,000 - \$610,000**

	Home	Garage	Total
m <sup>2</sup>	133	22	111

Measurements exclude courtyards, porches and eaves.



## Inspect this home

Please call **Sam McGrath** on **0417 001 577** or **03 9739 6122** to arrange a personal inspection.

**Please note:** The plan, images and information contained in this brochure are indicative only and subject to change without notice. Homes may be modified or mirrored.

**TUDOR VILLAGE**

LILYDALE

*A home amongst friends*



# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

20 Whitefriars Rise, Lilydale

### Indicative selling price

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

Single price \$\* or range between \$575,000 & \$610,000

### Median sale price

Median price \$682,000 Property type House Suburb Lilydale

Period - From 01/09/2018 to 04/09/2019 Source Realestate.com

### 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 six 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
1 146 Sherbrook Terrace, Lilydale	\$575,000	05/10/2018
2 235 Whitefriars Rise, Lilydale	\$605,000	10/11/2018
3 254 Grosvenor Walk, Lilydale	\$595,000	28/06/2019

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 six months.

This Statement of Information was prepared on: 16/09/2019