

73 Trafford Close

\$590,000 - \$640,000



2 bed



1 bath



1 car



This quaint corner allotment property, that is close to the Community Centre, is just waiting for you to call it home.

Offering 2 great size bedrooms, with master having a large walk-through robe to bathroom. Two separate living zones, with a large formal lounge and dining, with a separate family room. A lovely, covered deck opens to a bigger than average backyard that would be perfect for the avid gardener and a single remote-control garage.



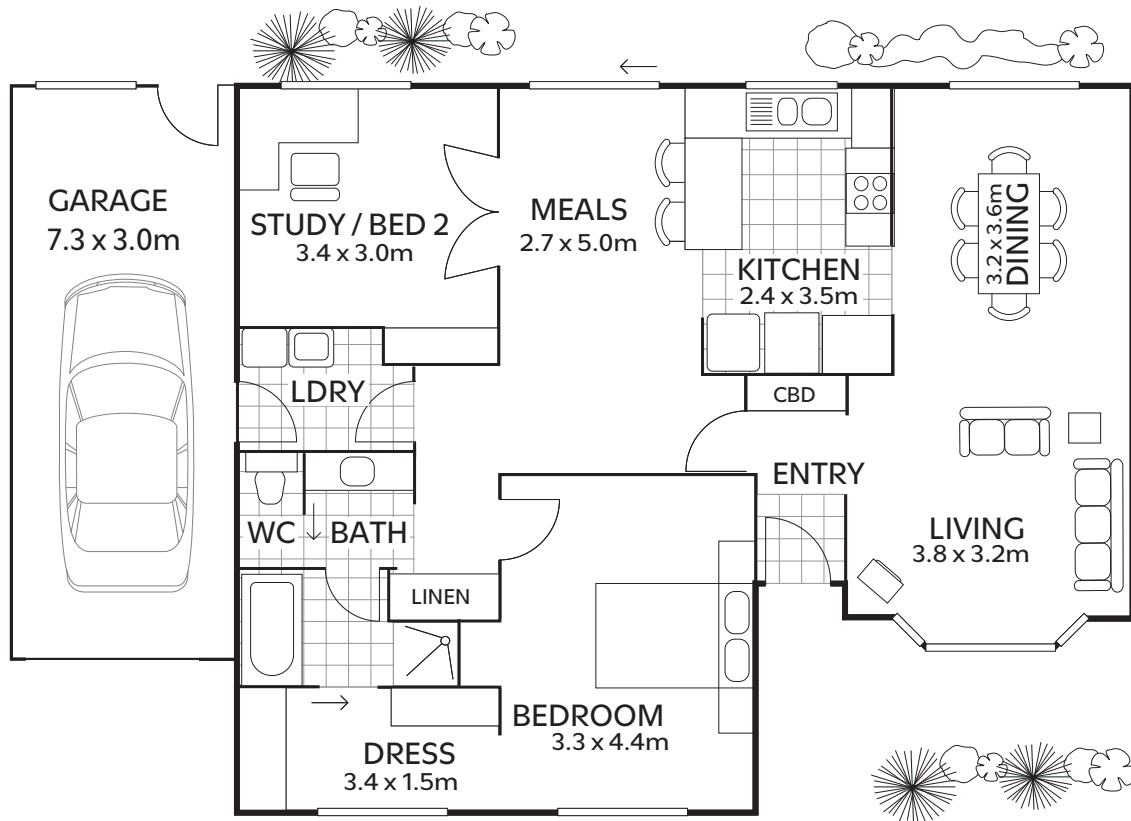
TUDOR VILLAGE
— LILYDALE —

A home amongst friends

520 Maroondah Hwy, Lilydale
enquiries@tudorvillage.com.au
tudorvillage.com.au

73 Trafford Close

\$590,000 - \$640,000



	Unit	Garage	Total
m2	111	22	133
Squares	12	2	14

All units are unique and may contain slight variations from the illustrated plan.

To arrange a personal tour please contact Samantha McGrath on 03 9739 6122.

Please note: The plan and images contained in this brochure are indicative only. Homes may have been modified or mirrored. Inspect Now.

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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

73 Trafford Close, Lilydale

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 \$590,000 & \$649,000

Median sale price

Median price \$716,000 Property type House Suburb Lilydale

Period - From to March 2021 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 20 Whitefriars Rise, Lilydale	\$ 580,000	09/04/2021
2 92 Tudor Village Drive, Lilydale	\$ 645,000	12/02/2021
3	\$	

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: 12/04/2021