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

3 Jayde Close, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$530,000		&		\$570,000			
Median sale pr	rice							
Median price	\$544,950	Pro	operty Type	Unit			Suburb	Lilydale
Period - From	01/10/2020	to	31/12/2020		So	urce	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	4 Matden PI LILYDALE 3140	\$565,000	28/10/2020
2	3/22 Bowen Rd LILYDALE 3140	\$560,000	08/10/2020
3	6 Lucille CI LILYDALE 3140	\$559,000	17/12/2020

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:

11/03/2021 10:32









Property Type: House (Res) Agent Comments Indicative Selling Price \$530,000 - \$570,000 Median Unit Price December quarter 2020: \$544,950

Comparable Properties



4 Matden PI LILYDALE 3140 (REI/VG)



Price: \$565,000 Method: Private Sale Date: 28/10/2020 Property Type: Townhouse (Single) Agent Comments



3/22 Bowen Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$560,000 Method: Private Sale Date: 08/10/2020 Property Type: Unit Land Size: 199 sqm approx



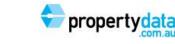
REIV

6 Lucille CI LILYDALE 3140 (VG)

Agent Comments

Price: \$559,000 Method: Sale Date: 17/12/2020 Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.