

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 consumer.vic.gov.au/underquoting

Range between

\$530,000

&

\$570,000

Median sale price

Median price

\$544,950

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2020

to

31/12/2020

Source

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.

	Address 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)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 28/10/2020

Property Type: Townhouse (Single)



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



6 Lucille CI LILYDALE 3140 (VG)

Agent Comments



Price: \$559,000

Method: Sale

Date: 17/12/2020

Property Type: Flat/Unit/Apartment (Res)