### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered t	for sale
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Address	3 Isla Close, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$550,000	&	\$590,000

#### Median sale price

Median price	\$595,000	Pro	perty Type Un	it		Suburb	Lilydale
Period - From	01/01/2022	to	31/03/2022	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.

## Address of comparable property

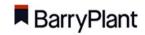
Add	dress of comparable property	Price	Date of sale
1	3/12 Baker St LILYDALE 3140	\$595,000	26/02/2022
2	2/22 Slevin St LILYDALE 3140	\$581,500	11/04/2022
3	3 Surat PI LILYDALE 3140	\$570,000	09/03/2022

#### OR

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

This Statement of Information was prepared on:	27/06/2022 16:29









Indicative Selling Price \$550,000 - \$590,000 Median Unit Price March quarter 2022: \$595,000

# Comparable Properties



3/12 Baker St LILYDALE 3140 (REI)

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**Price:** \$595,000 **Method:** Private Sale **Date:** 26/02/2022

Property Type: Townhouse (Single)

**Agent Comments** 



2/22 Slevin St LILYDALE 3140 (REI/VG)

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Price: \$581,500 Method: Private Sale Date: 11/04/2022 Property Type: Unit **Agent Comments** 

3 Surat PI LILYDALE 3140 (VG)

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Price: \$570,000 Method: Sale Date: 09/03/2022

Property Type: House - Attached House N.E.C.

Agent Comments

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



