

# 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 Isla Close, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&

\$590,000

### Median sale price

Median price \$595,000

Property Type Unit

Suburb Lilydale

Period - From 01/01/2022

to 31/03/2022

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	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 Pl LILYDALE 3140	\$570,000	09/03/2022

**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:

27/06/2022 16:29



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

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

## Comparable Properties



**3/12 Baker St LILYDALE 3140 (REI)**

**Agent Comments**



**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 26/02/2022  
**Property Type:** Townhouse (Single)



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

**Agent Comments**



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

**3 Surat PI LILYDALE 3140 (VG)**

**Agent Comments**



**Price:** \$570,000  
**Method:** Sale  
**Date:** 09/03/2022  
**Property Type:** House - Attached House N.E.C.

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