Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	

Indicative selling price

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

Single price	\$879,950

Median sale price

Median price \$920,000	Pro	perty Type	House		Suburb	Lilydale
Period - From 01/10/2021	to	31/12/2021		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

Address of comparable property		1 1100	Date of Sale
1	54 Kingswood Dr CHIRNSIDE PARK 3116	\$891,000	28/02/2022
2	5 Willowtree Way CHIRNSIDE PARK 3116	\$880,000	15/02/2022
3	24A Bowen Rd LILYDALE 3140	\$830,000	22/10/2021

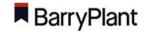
OR

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:	31/03/2022 12:57



Date of sale



Josh Stokes 0438 691 414

> **Indicative Selling Price** \$879,950 **Median House Price**

December quarter 2021: \$920,000

jstokes@barryplant.com.au





Property Type: House Land Size: 411 sqm approx

Agent Comments

Comparable Properties



54 Kingswood Dr CHIRNSIDE PARK 3116 (REI) Agent Comments

-- 3





Price: \$891,000 Method: Private Sale Date: 28/02/2022 Property Type: House Land Size: 569 sqm approx



5 Willowtree Way CHIRNSIDE PARK 3116 (REI) Agent Comments







Price: \$880,000 Method: Private Sale Date: 15/02/2022 Property Type: House



24A Bowen Rd LILYDALE 3140 (REI/VG)



Price: \$830.000 Method: Private Sale Date: 22/10/2021 Property Type: House Land Size: 482 sqm approx Agent Comments

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



