

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

5/3-5 Camplin Rise, Lilydale Vic 3140

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/07/2023

to

30/06/2024

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	1/62 Castella St LILYDALE 3140	\$618,000	12/06/2024
2	3/114 Anderson St LILYDALE 3140	\$650,000	07/05/2024
3	1/10 Kidgell St LILYDALE 3140	\$602,500	06/03/2024

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:

08/08/2024 17:35

5/3-5 Camplin Rise, Lilydale Vic 3140



Ben Degenhardt
97353300

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Indicative Selling Price

\$620,000

Median Unit Price

Year ending June 2024: \$605,000



2 1 1

Property Type: Unit

Land Size: 213 sqm approx

Agent Comments

Unit in complex of 6

Comparable Properties



1/62 Castella St LILYDALE 3140 (REI)

Agent Comments

2 2 1

Price: \$618,000

Method: Private Sale

Date: 12/06/2024

Property Type: House (Res)



3/114 Anderson St LILYDALE 3140 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 07/05/2024

Property Type: Unit

Land Size: 192 sqm approx



1/10 Kidgell St LILYDALE 3140 (REI/VG)

Agent Comments

2 1 1

Price: \$602,500

Method: Private Sale

Date: 06/03/2024

Property Type: Unit

Land Size: 266 sqm approx

Account - Barry Plant | P: 03 9735 3300



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