

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

5/38 The Eyrie, Lilydale Vic 3140

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 \$610,000 Property Type Unit Suburb Lilydale

Period - From 01/01/2024 to 31/03/2024 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	3 Sarges Mews LILYDALE 3140	\$582,500	01/06/2024
2	10/19 McComb St LILYDALE 3140	\$580,000	07/02/2024
3	4/30 Cave Hill Rd LILYDALE 3140	\$555,101	04/03/2024

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:

29/06/2024 08:42



 2
  2
  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

March quarter 2024: \$610,000

Comparable Properties



3 Sarges Mews LILYDALE 3140 (REI)

Agent Comments

 2
  2
  1

Price: \$582,500

Method: Private Sale

Date: 01/06/2024

Property Type: Townhouse (Single)

Land Size: 88 sqm approx



10/19 McComb St LILYDALE 3140 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$580,000

Method: Private Sale

Date: 07/02/2024

Property Type: Townhouse (Res)



4/30 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$555,101

Method: Private Sale

Date: 04/03/2024

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300