

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 1-3/23 The Eyrie, Lilydale Vic 3140

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price
3 bed 2 bath 2 garage units with reverse living	\$719,950
3 bed 2 bath 2 garage unit with standard living	\$774,950

Suburb unit median sale price

Median price	\$544,000	Suburb	Lilydale
Period - From	01/04/2021	To	31/06/2021
Source	REIV		

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
24a Beresford Road, Lilydale Vic 3140	\$750,000	08/08/2021
92 Victoria Road, Lilydale Vic 3140	\$715,000	08/07/2021
3 Bounty Court, Lilydale Vic 3140	\$708,000	29/07/2021

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This Statement of Information was prepared on:

22-09-2021