

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 4, 5 & 6/3a Baker Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$559,950

Median sale price

Median price \$588,000

Property type Unit

Suburb Lilydale

Period - From 01/07/2022

to

30/09/2022

Source REIV

Comparable property sales

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
3 Maison Close, Lilydale Vic 3140	\$575,000	07/10/2022
5 Pablo Place, Lilydale Vic 3140	\$570,000	25/09/2022
4 Pablo Place, Lilydale Vic 3140	\$540,000	31/08/2022

This Statement of Information was prepared on: 05/12/2022