

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

3 Jessica Park Drive, Lilydale Vic 3140

Indicative selling price

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

Range between

\$770,000

&

\$795,000

Median sale price

Median price

\$889,000

Property Type

House

Suburb

Lilydale

Period - From

01/01/2021

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	Price	Date of sale
1	133 Switchback Rd CHIRNSIDE PARK 3116	\$795,000	07/11/2021
2	42A Chirnside Dr CHIRNSIDE PARK 3116	\$785,000	14/01/2022
3	16 Cave Hill Rd LILYDALE 3140	\$780,000	14/01/2022

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:

02/03/2022 15:04



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$770,000 - \$795,000

Median House Price

Year ending December 2021: \$889,000

Comparable Properties



133 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  1

Price: \$795,000

Method: Private Sale

Date: 07/11/2021

Property Type: House

Land Size: 404 sqm approx



42A Chirnside Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 3  2  2

Price: \$785,000

Method: Private Sale

Date: 14/01/2022

Property Type: House



16 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$780,000

Method: Private Sale

Date: 14/01/2022

Property Type: House

Land Size: 489 sqm approx

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