

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

6/3-5 CAMPLIN RISE 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

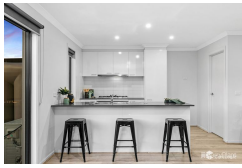
Date of sale

28 SHERWOOD ROAD CHIRNSIDE PARK VIC 3116	\$690,000	03-Feb-23
8 YEOMAN LANE CHIRNSIDE PARK VIC 3116	\$700,000	23-Feb-23
12 ROLLOWAY RISE CHIRNSIDE PARK VIC 3116	\$714,000	08-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 17 April 2023


28 SHERWOOD ROAD CHIRNSIDE PARK VIC 3116

Sold Price

^{RS} **\$690,000**

Sold Date

03-Feb-23


3



2



2

Distance

1.09km

8 YEOMAN LANE CHIRNSIDE PARK VIC 3116

Sold Price

^{RS} **\$700,000**

Sold Date

23-Feb-23


3



2



2

Distance

1.84km

12 ROLLOWAY RISE CHIRNSIDE PARK VIC 3116

Sold Price

^{RS} **\$714,000**

Sold Date

08-Feb-23


3



1



2

Distance

1.74km
RS = Recent sale

UN = Undisclosed Sale

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