

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 Eliza Mews, Lilydale Vic 3140

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Lilydale

Period - From 01/07/2023

to 30/06/2024

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	1c John St LILYDALE 3140	\$690,000	15/05/2024
2	26 Sherwood Rd CHIRNSIDE PARK 3116	\$700,000	26/03/2024
3			

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:

08/08/2024 11:10



Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Unit Price
Year ending June 2024: \$605,000

Comparable Properties



1c John St LILYDALE 3140 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 15/05/2024
Property Type: Townhouse (Single)
Land Size: 202 sqm approx



26 Sherwood Rd CHIRNSIDE PARK 3116
(REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 240 sqm approx

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.