

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 Warrior Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$777,500 Property Type House Suburb Lilydale

Period - From 01/01/2020 to 31/03/2020 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	3 Clubpoint Dr CHIRNSIDE PARK 3116	\$861,750	08/02/2020
2	16 Rolloway Rise CHIRNSIDE PARK 3116	\$860,000	06/03/2020
3	25 Nimblefoot Way LILYDALE 3140	\$858,000	04/03/2020

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:

24/06/2020 12:04



 4  2  2

Property Type: House
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
March quarter 2020: \$777,500

Comparable Properties



3 Clubpoint Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  3  5

Price: \$861,750
Method: Private Sale
Date: 08/02/2020
Rooms: 7
Property Type: House
Land Size: 968 sqm approx



16 Rolloway Rise CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  2  5

Price: \$860,000
Method: Private Sale
Date: 06/03/2020
Rooms: 6
Property Type: House
Land Size: 880 sqm approx



25 Nimblefoot Way LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$858,000
Method: Private Sale
Date: 04/03/2020
Property Type: House
Land Size: 659 sqm approx