# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$850,000		&		\$900,000			
Median sale pr	rice							
Median price	\$777,500	Pro	roperty Type Hous		se		Suburb	Lilydale
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ade	dress 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









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)



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

16 Rolloway Rise CHIRNSIDE PARK 3116 Agent Comments (REI/VG)



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)



Price: \$858,000

Agent Comments



Method: Private Sale Date: 04/03/2020 Property Type: House Land Size: 659 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.