Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3 Barnsley Close, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$623,000	Pro	perty Type Ur	nit		Suburb	Lilydale
Period - From	01/04/2022	to	30/06/2022	Sc	ource	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

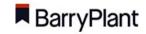
1	3 Isla CI LILYDALE 3140	\$587,500	05/07/2022
2	5 Surat PI LILYDALE 3140	\$575,000	08/03/2022
3	3 Surat PI LILYDALE 3140	\$570,000	09/03/2022

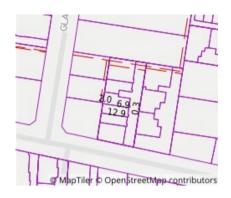
OR

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: 20/	07/2022 11:58
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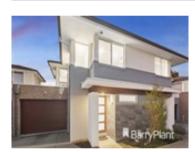




Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** June quarter 2022: \$623,000

Comparable Properties



3 Isla CI LILYDALE 3140 (REI)



Price: \$587,500 Method: Private Sale Date: 05/07/2022

Property Type: Townhouse (Single)

Agent Comments

5 Surat PI LILYDALE 3140 (VG)

— 2



Price: \$575,000 Method: Sale Date: 08/03/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3 Surat PI LILYDALE 3140 (VG)

- 2





Price: \$570.000 Method: Sale Date: 09/03/2022

Property Type: House - Attached House N.E.C.

Agent Comments

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



