

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 Barnsley Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$623,000 Property Type Unit Suburb Lilydale

Period - From 01/04/2022 to 30/06/2022 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 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



Property Type: House (Res)

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)

Agent Comments



Price: \$587,500

Method: Private Sale

Date: 05/07/2022

Property Type: Townhouse (Single)

5 Surat PI LILYDALE 3140 (VG)

Agent Comments



Price: \$575,000

Method: Sale

Date: 08/03/2022

Property Type: Flat/Unit/Apartment (Res)

3 Surat PI LILYDALE 3140 (VG)

Agent Comments



Price: \$570,000

Method: Sale

Date: 09/03/2022

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