# 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

5/38 The Eyrie, Lilydale Vic 3140

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$570,000		&		\$610,000			
Median sale pr	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Lilydale
Period - From	01/01/2024	to	31/03/2024		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	6 Pablo PI LILYDALE 3140	\$610,000	04/03/2024
2	4 Erdogan PI LILYDALE 3140	\$605,000	15/01/2024
3	10/19 McComb St LILYDALE 3140	\$580,000	07/02/2024

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:

22/05/2024 17:29









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$570,000 - \$610,000 Median Unit Price March quarter 2024: \$610,000

# **Comparable Properties**



6 Pablo PI LILYDALE 3140 (REI)



Price: \$610,000 Method: Private Sale Date: 04/03/2024 Property Type: Townhouse (Res) Agent Comments



4 Erdogan PI LILYDALE 3140 (REI/VG)

**1** 2 **1** 2 **1** 

Price: \$605,000 Method: Private Sale Date: 15/01/2024 Property Type: Townhouse (Single)



10/19 McComb St LILYDALE 3140 (REI/VG)

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Agent Comments

Agent Comments

Price: \$580,000 Method: Private Sale Date: 07/02/2024 Property Type: Townhouse (Res)

### Account - Barry Plant | P: 03 9735 3300



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