Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	Units 1 – 5 / 45 The Eyrie, Lilydale VIC 3140

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1, 4, & 5 (2 Bedroom)		Or range between	$550,000	&	$590,000
Unit 2 & 3 (3 Bedroom)		Or range between	$670,000	&	$720,000

Suburb unit median sale price

Median price	$610,000			Suburb	LILYDALE VIC 3140
Period - From	01.01.2024	To	31.03.2024	Source	REIV

Comparable property sales

A These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. Two bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
UNIT 1,4 & 5	1 3 KENISHA WAY, LILYDALE VIC 3140	$590,000	20.06.2024
	2 3 SARGES MEWS, LILYDALE VIC 3140	$582,500	01.06.2024
	3 5/6 BLACK STREET, LILYDALE VIC 3140	$565,000	27.05.2024

Unit type or class E.g. Three bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Unit 2 & 3	1 4/30 DESCHAMPS STREET, LILYDALE VIC 3140	$676,000	20.05.2024
	2 8/15 ALBERT HILL ROAD, LILYDALE VIC 3140	$695,000	28.03.2024
	3 2/14 THE EYRIE, LILYDALE VIC 3140	$720,000	15.02.2024

This Statement of Information was prepared on: 22ND JULY 2024