Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	17 Gardiner Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 3	$594,950	Or range between		&	
Unit 4	$549,950	Or range between		&	
Unit 5	$619,950	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$610,000		Suburb	Lilydale	
Period - From	01/07/2024	to	30/09/2024	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

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. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Unit 3	5/38 The Eyrie LILYDALE 3140	$585,000	02/07/2024
	1/44 Clarke St LILYDALE 3140	$590,000	16/10/2024
	2 Isla Cl LILYDALE 3140	$610,000	28/08/2024

Unit type or class e.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Unit 4	8/19 McComb St LILYDALE 3140	$550,000	18/10/2024
	5/38 The Eyrie LILYDALE 3140	$585,000	02/07/2024
	1 Century Mews LILYDALE 3140	$585,000	15/10/2024

Unit type or class e.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Unit 5	6 Alanah Cl LILYDALE 3140	$620,000	16/10/2024
	2/26 Mccomb St LILYDALE 3140	$622,000	29/11/2024
	8 Coozac Pl LILYDALE 3140	$637,000	02/10/2024

Unit type or class e.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**

Unit type or class e.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 05/12/2024 16:13