

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

7 Coozac Place, Lilydale Vic 3140

Indicative selling price

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

Single price

\$639,950

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/07/2023

to

30/09/2023

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	2/67 Cave Hill Rd LILYDALE 3140	\$633,000	14/06/2023
2	8 Berwick St LILYDALE 3140	\$625,000	29/07/2023
3	3/67 Cave Hill Rd LILYDALE 3140	\$608,000	23/07/2023

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:

30/10/2023 13:27



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$639,950

Median Unit Price

September quarter 2023: \$570,000

Comparable Properties



2/67 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 2  2  1

Price: \$633,000

Method: Private Sale

Date: 14/06/2023

Property Type: Townhouse (Single)



8 Berwick St LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

Price: \$625,000

Method: Private Sale

Date: 29/07/2023

Property Type: House (Res)



3/67 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 2  2  1

Price: \$608,000

Method: Private Sale

Date: 23/07/2023

Property Type: Townhouse (Single)