

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

13 Koombboolomba Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$692,500 Property Type House Suburb Lilydale

Period - From 01/07/2018 to 30/06/2019 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	54 Crown Point Ridg CHIRNSIDE PARK 3116	\$590,000	29/03/2019
2	28 Winnetka Dr LILYDALE 3140	\$550,000	15/05/2019
3	3 Erldunda Ct LILYDALE 3140	\$550,000	02/05/2019

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:

23/09/2019 13:13



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Property Type: House
Land Size: 854 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$595,000
Median House Price
Year ending June 2019: \$692,500

Comparable Properties



54 Crown Point Ridg CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  1  2

Price: \$590,000
Method: Private Sale
Date: 29/03/2019
Property Type: House
Land Size: 862 sqm approx



28 Winnetka Dr LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  1

Price: \$550,000
Method: Private Sale
Date: 15/05/2019
Rooms: 6
Property Type: House
Land Size: 921 sqm approx

3 Erldunda Ct LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$550,000
Method: Sale
Date: 02/05/2019
Property Type: House (Res)
Land Size: 873 sqm approx