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 Koombooloomba Court, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	1 \$550,000		&		\$595,000				
Median sale pr	rice								
Median price	\$692,500	Pro	operty Type	Hou	se		Suburb	Lilydale	
Period - From	01/07/2018	to	30/06/2019		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.

Ad	dress 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



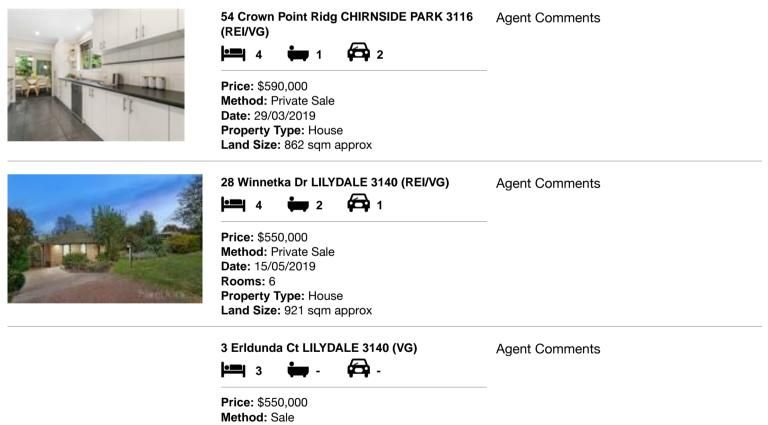






Property Type: House Land Size: 854 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$595,000 Median House Price Year ending June 2019: \$692,500

Comparable Properties



Method: Sale Date: 02/05/2019 Property Type: House (Res) Land Size: 873 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.