

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

5/10 McComb Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$528,000 Property Type Unit Suburb Lilydale

Period - From 01/01/2020 to 31/03/2020 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	13 Beresford Rd LILYDALE 3140	\$618,000	16/03/2020
2	6/3-5 Camplin Rise LILYDALE 3140	\$615,000	06/04/2020
3	4 Yeoman La CHIRNSIDE PARK 3116	\$612,000	20/05/2020

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:

24/06/2020 11:14

 3  2  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$620,000
Median Unit Price
March quarter 2020: \$528,000

Comparable Properties



13 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$618,000
Method: Private Sale
Date: 16/03/2020
Rooms: 4
Property Type: House
Land Size: 358 sqm approx



6/3-5 Camplin Rise LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$615,000
Method: Private Sale
Date: 06/04/2020
Rooms: 4
Property Type: Unit
Land Size: 315 sqm approx



4 Yeoman La CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$612,000
Method: Private Sale
Date: 20/05/2020
Rooms: 5
Property Type: House