### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	5/10 McComb Street, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$590,000	&	\$620,000
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#### Median sale price

Median price	\$528,000	Pro	perty 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

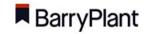
Address of comparable property		Price	Date of sale
1	13 Beresford Rd LILYDALE 3140	\$618,000	16/03/2020
2	6/3-5 Camplin Rise LILYDALE 3140	\$615,000	06/04/2020
3	4 Yeoman La CHIRNSIDE PARK 3116	\$612,000	20/05/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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











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)

**—** 3





**€** 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)









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)

**=**3







Price: \$612,000 Method: Private Sale Date: 20/05/2020

Rooms: 5

Property Type: House

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 

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



