

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

4 COOZAC PLACE LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,585

Property type

Unit

Suburb

Lilydale

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

1/19 MCCOMB STREET LILYDALE VIC 3140	600000	12-Sep-23
6/67 CAVE HILL ROAD LILYDALE VIC 3140	620000	20-Sep-23
6/38 THE EYRIE LILYDALE VIC 3140	625000	18-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 22 November 2023



**1/19 MCCOMB STREET LILYDALE
VIC 3140**

Sold Price

600000

Sold Date

12-Sep-23



2



2



1

Distance

1km



**6/67 CAVE HILL ROAD LILYDALE
VIC 3140**

Sold Price

620000

Sold Date

20-Sep-23



2



2



1

Distance

0.78km



**6/38 THE EYRIE LILYDALE VIC
3140**

Sold Price

^{RS} **625000**

Sold Date

18-Nov-23



2



2



1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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