#### 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	4/17 Pine Street, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

hange between \$550,000 & \$500,000	Range between	\$550,000	&	\$600,000
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#### Median sale price

Median price	\$570,000	Pro	perty Type	Jnit		Suburb	Lilydale
Period - From	01/07/2023	to	30/09/2023	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.

### Address of comparable property

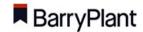
Add	dress of comparable property	Price	Date of sale
1	1/13 Black St LILYDALE 3140	\$600,000	06/10/2023
2	1/19 Mccomb St LILYDALE 3140	\$600,000	12/09/2023
3	1/30 Cave Hill Rd LILYDALE 3140	\$555,000	19/09/2023

#### 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:	26/10/2023 09:35









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median Unit Price September quarter 2023: \$570,000

## Comparable Properties



1/13 Black St LILYDALE 3140 (REI)

2



**6** 

**Price:** \$600,000 **Method:** Private Sale **Date:** 06/10/2023

Property Type: Townhouse (Single)

**Agent Comments** 



1/19 Mccomb St LILYDALE 3140 (REI)

**-**2





Price: \$600,000 Method: Private Sale Date: 12/09/2023

Property Type: Townhouse (Single)

**Agent Comments** 



1/30 Cave Hill Rd LILYDALE 3140 (REI)





Price: \$555,000 Method: Private Sale Date: 19/09/2023

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9735 3300



