

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

10 Cosy Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$920,000

Property Type House

Suburb Lilydale

Period - From 01/10/2021

to 31/12/2021

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	58a Castella St LILYDALE 3140	\$685,000	08/10/2021
2	4 Assunta PI LILYDALE 3140	\$680,000	25/10/2021
3	10/37-39 Maroondah Hwy LILYDALE 3140	\$670,000	07/10/2021

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:

30/03/2022 23:20



 3  1  1

Rooms: 4
Property Type: House
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median House Price
December quarter 2021: \$920,000

Comparable Properties



58a Castella St LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

Price: \$685,000
Method: Private Sale
Date: 08/10/2021
Property Type: House

4 Assunta PI LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$680,000
Method: Sale
Date: 25/10/2021
Property Type: Flat/Unit/Apartment (Res)



10/37-39 Maroondah Hwy LILYDALE 3140 (REI) **Agent Comments**

 3  1  2

Price: \$670,000
Method: Private Sale
Date: 07/10/2021
Property Type: Unit

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