

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

9/21 McComb Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$539,950

Median sale price

Median price

\$603,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2021

to

30/09/2022

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	4/27 Cave Hill Rd LILYDALE 3140	\$592,585	05/01/2023
2	4 Diggers Wlk LILYDALE 3140	\$582,400	23/11/2022
3	1 Isla Cl LILYDALE 3140	\$560,000	02/11/2022

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:

09/01/2023 15:04



Property Type:
Agent Comments

Indicative Selling Price
\$539,950

Median Unit Price
Year ending September 2022: \$603,000

Comparable Properties



4/27 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$592,585
Method: Private Sale
Date: 05/01/2023
Property Type: Unit



4 Diggers Wlk LILYDALE 3140 (REI)

Agent Comments



Price: \$582,400
Method: Private Sale
Date: 23/11/2022
Property Type: Townhouse (Single)



1 Isla CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 02/11/2022
Property Type: Townhouse (Single)

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