

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

Single price \$534,950

Median sale price

Median price \$552,500

House

Unit

X

Suburb

Lilydale

Period - From 01/10/2017

to 30/09/2018

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	2/15 Kidgell St LILYDALE 3140	\$557,000	29/11/2018
2	21 Albert Hill Rd LILYDALE 3140	\$550,000	25/10/2018
3	4/26 McComb St LILYDALE 3140	\$542,000	31/08/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$534,950
Median Unit Price
Year ending September 2018: \$552,500

Comparable Properties



2/15 Kidgell St LILYDALE 3140 (REI)

Agent Comments



Price: \$557,000
Method: Private Sale
Date: 29/11/2018
Rooms: 4
Property Type: Townhouse (Single)



21 Albert Hill Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 25/10/2018
Rooms: -
Property Type: House



4/26 Mccomb St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$542,000
Method: Private Sale
Date: 31/08/2018
Rooms: 4
Property Type: Unit
Land Size: 148 sqm approx