

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

8/19 McComb Street, Lilydale Vic 3140

Indicative selling price

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

Range between

\$540,000

&

\$575,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/07/2023

to

30/06/2024

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	3/6 Clyde St LILYDALE 3140	\$565,000	15/08/2024
2	1/6 Clyde St LILYDALE 3140	\$567,500	25/07/2024
3	7/6 Clyde St LILYDALE 3140	\$575,000	14/06/2024

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:

12/09/2024 14:07



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$540,000 - \$575,000
Median Unit Price
Year ending June 2024: \$605,000

Comparable Properties



3/6 Clyde St LILYDALE 3140 (REI)

Agent Comments

2 2 1

Price: \$565,000
Method: Private Sale
Date: 15/08/2024
Property Type: House (Res)

1/6 Clyde St LILYDALE 3140 (REI)

Agent Comments

2 2 -

Price: \$567,500
Method: Private Sale
Date: 25/07/2024
Property Type: House (Res)



7/6 Clyde St LILYDALE 3140 (REI)

Agent Comments

2 2 -

Price: \$575,000
Method: Private Sale
Date: 14/06/2024
Property Type: House (Res)

Account - Barry Plant | P: 03 9735 3300



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