

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

11-13 McComb Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,780,000

&

\$1,880,000

Median sale price

Median price \$900,000

Property Type House

Suburb Lilydale

Period - From 01/10/2023

to

30/09/2024

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	22-24 Blair St LILYDALE 3140	\$1,880,000	02/10/2024
2			
3			

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:

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11-13 McComb Street, Lilydale Vic 3140



Joe Cascianelli
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Indicative Selling Price

\$1,780,000 - \$1,880,000

Median House Price

Year ending September 2024: \$900,000



Property Type: House
Land Size: 1916 sqm approx
Agent Comments

Comparable Properties



22-24 Blair St LILYDALE 3140 (REI)

Agent Comments



Price: \$1,880,000
Method: Private Sale
Date: 02/10/2024
Property Type: House
Land Size: 1919 sqm approx

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.

Account - Woodards | P: 03 9735 5050 | F: 03 9739 5080



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