

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

6 Alanah Close, Lilydale Vic 3140

Indicative selling price

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

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$569,975

Property Type

Unit

Suburb

Lilydale

Period - From

01/04/2022

to

31/03/2023

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	2/3 Nicholas St LILYDALE 3140	\$560,000	20/02/2023
2	9/21 McComb St LILYDALE 3140	\$539,950	15/03/2023
3	6/21 McComb St LILYDALE 3140	\$535,000	22/12/2022

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:

20/04/2023 09:32



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
Year ending March 2023: \$569,975

Comparable Properties

2/3 Nicholas St LILYDALE 3140 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 20/02/2023
Property Type: Flat/Unit/Apartment (Res)



9/21 McComb St LILYDALE 3140 (REI)

Agent Comments



Price: \$539,950
Method: Private Sale
Date: 15/03/2023
Property Type: Townhouse (Single)



6/21 McComb St LILYDALE 3140 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 22/12/2022
Property Type: Townhouse (Single)

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