

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

18 Koombooloomba Court, Lilydale Vic 3140

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$843,750

Property Type

House

Suburb

Lilydale

Period - From

01/04/2021

to

30/06/2021

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	10 Towers Rd LILYDALE 3140	\$740,000	05/08/2021
2	20 Brown St LILYDALE 3140	\$730,000	16/06/2021
3	44 St Andrews Dr CHIRNSIDE PARK 3116	\$716,000	21/05/2021

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:

21/09/2021 13:06



Rooms: 5
Property Type: House
Land Size: 997.337 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 June quarter 2021: \$843,750

Comparable Properties



10 Towers Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 05/08/2021
Property Type: House
Land Size: 614 sqm approx



20 Brown St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 16/06/2021
Property Type: House
Land Size: 505 sqm approx



44 St Andrews Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$716,000
Method: Private Sale
Date: 21/05/2021
Property Type: House
Land Size: 848 sqm approx

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