

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

7/17 MCCOMB STREET LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$538,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,750

Property type

Unit

Suburb

Lilydale

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

3 MAISON CLOSE LILYDALE VIC 3140	\$575,000	03-Oct-22
5 PABLO PLACE LILYDALE VIC 3140	\$570,000	25-Sep-22
9 SARGES MEWS LILYDALE VIC 3140	\$542,500	24-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 07 March 2023



3 MAISON CLOSE LILYDALE VIC 3140

2 2 1

Sold Price **\$575,000** Sold Date **03-Oct-22**

Distance **0.35km**



5 PABLO PLACE LILYDALE VIC 3140

2 2 1

Sold Price **\$570,000** Sold Date **25-Sep-22**

Distance **0.4km**



9 SARGES MEWS LILYDALE VIC 3140

2 2 1

Sold Price **\$542,500** Sold Date **24-Nov-22**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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