

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

4 Koombboolomba Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$870,500 Property Type House Suburb Lilydale

Period - From 01/04/2023 to 30/06/2023 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	27 Beresford Rd LILYDALE 3140	\$762,500	09/08/2023
2	27a Huntingdale Dr CHIRNSIDE PARK 3116	\$752,000	20/06/2023
3	42a The Eyrie LILYDALE 3140	\$740,000	03/10/2023

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:

04/10/2023 11:14



Property Type: House (Previously Occupied - Detached)
Land Size: 365 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 June quarter 2023: \$870,500

Comparable Properties



27 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$762,500
Method: Private Sale
Date: 09/08/2023
Property Type: House
Land Size: 494 sqm approx



27a Huntingdale Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$752,000
Method: Private Sale
Date: 20/06/2023
Property Type: Unit
Land Size: 320 sqm approx



42a The Eyrie LILYDALE 3140 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 03/10/2023
Property Type: Unit
Land Size: 291 sqm approx