

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 Cosy Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$600,000

Property Type Townhouse

Suburb Lilydale

Period - From 28/11/2022

to

27/11/2023

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	24a Beresford Rd LILYDALE 3140	\$757,000	07/10/2023
2	27a Huntingdale Dr CHIRNSIDE PARK 3116	\$752,000	20/06/2023
3	3/9 Stuart Rd LILYDALE 3140	\$720,000	22/08/2023

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:

28/11/2023 13:49



 3  2  2

Property Type: Unit
Land Size: 241 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Townhouse Price
28/11/2022 - 27/11/2023: \$600,000

Comparable Properties



24a Beresford Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$757,000
Method: Private Sale
Date: 07/10/2023
Property Type: Unit
Land Size: 277 sqm approx



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

Agent Comments

 3  2  2

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



3/9 Stuart Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$720,000
Method: Private Sale
Date: 22/08/2023
Property Type: Unit