

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

1/24 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

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Jul 2022

to

30 Jun 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

2 WHITE CLOSE LILYDALE VIC 3140	352500	27-Mar-23
5/77 CASTELLA STREET LILYDALE VIC 3140	420000	26-May-23
22 WHITE CLOSE LILYDALE VIC 3140	365250	28-Jun-23

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: 11 July 2023



2 WHITE CLOSE LILYDALE VIC 3140

Sold Price

352500

Sold Date **27-Mar-23**
 1  1  1

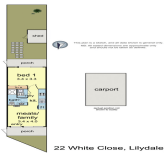
Distance **1.13km**


5/77 CASTELLA STREET LILYDALE VIC 3140

Sold Price

^{RS} **420000**

Sold Date **26-May-23**
 1  1  1

Distance **1.15km**


22 WHITE CLOSE LILYDALE VIC 3140

Sold Price

^{RS} **365250**

Sold Date **28-Jun-23**
 1  1  1

Distance **1.13km**
RS = Recent sale

UN = Undisclosed Sale

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