

# 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

12/19 McComb Street, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$619,950

### Median sale price

Median price

\$780,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2020

to

31/12/2020

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	54A Nelson Rd LILYDALE 3140	\$690,500	29/10/2020
2	12 Herb Farm La LILYDALE 3140	\$689,000	08/12/2020
3	12 Cumberland Cr CHIRNSIDE PARK 3116	\$677,500	08/10/2020

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:

10/03/2021 10:53



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$619,950  
**Median House Price**  
December quarter 2020: \$780,000

## Comparable Properties



**54A Nelson Rd LILYDALE 3140 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$690,500  
**Method:** Private Sale  
**Date:** 29/10/2020  
**Property Type:** Unit  
**Land Size:** 347 sqm approx



**12 Herb Farm La LILYDALE 3140 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$689,000  
**Method:** Private Sale  
**Date:** 08/12/2020  
**Property Type:** House



**12 Cumberland Cr CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$677,500  
**Method:** Private Sale  
**Date:** 08/10/2020  
**Property Type:** House  
**Land Size:** 862 sqm approx