

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 8 Koombooloomba Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$753,500

House

X

Unit

Suburb Lilydale

Period - From 01/10/2017

to

31/12/2017

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 Maroondah Hwy LILYDALE 3140	\$650,000	25/10/2017
2	14 Saddleback Ridg CHIRNSIDE PARK 3116	\$626,500	24/11/2017
3	18 Gardiner St LILYDALE 3140	\$603,000	09/11/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 852 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

December quarter 2017: \$753,500

Comparable Properties



27 Maroondah Hwy LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 25/10/2017

Rooms: 4

Property Type: House

Land Size: 803 sqm approx



14 Saddleback Ridg CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$626,500

Method: Private Sale

Date: 24/11/2017

Rooms: 4

Property Type: House

Land Size: 558 sqm approx



18 Gardiner St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$603,000

Method: Private Sale

Date: 09/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 334 sqm approx