

## 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

14B Cobden Crescent Lilydale VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$823,000

Property type

House

Suburb

Lilydale

Period-from

01 Oct 2020

to

30 Sep 2021

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

41 Bastow Road Lilydale VIC 3140	\$800,000	06-Jul-21
40 Bristol Crescent Lilydale VIC 3140	\$812,000	10-Sep-21

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.

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**41 Bastow Road Lilydale VIC 3140**

Sold Price

**\$800,000**

Sold Date

**06-Jul-21**

3

1

-

Distance

**0.92km**



**40 Bristol Crescent Lilydale VIC 3140**

Sold Price

<sup>RS</sup> **\$812,000**

Sold Date

**10-Sep-21**

3

2

2

Distance

**1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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