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

12/21 Mccomb Street, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	ı \$650,000		&		\$690,000			
Median sale p	rice							
Median price	\$890,000	Pro	operty Type	Hou	se		Suburb	Lilydale
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/88-90 Anderson St LILYDALE 3140	\$687,500	15/01/2024
2	5 Penny La LILYDALE 3140	\$680,000	26/09/2023
3	111 Switchback Rd CHIRNSIDE PARK 3116	\$676,000	16/10/2023

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:

20/03/2024 20:31





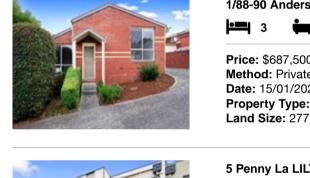




Property Type: House (Res) Agent Comments

Indicative Selling Price \$650,000 - \$690,000 Median House Price Year ending December 2023: \$890,000

Comparable Properties



1/88-90 Anderson St LILYDALE 3140 (REI)



Price: \$687,500 Method: Private Sale Date: 15/01/2024 Property Type: Unit Land Size: 277 sqm approx

5 Penny La LILYDALE 3140 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$680,000 Method: Private Sale Date: 26/09/2023 Property Type: Townhouse (Single)



111 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)



Price: \$676,000 Method: Private Sale Date: 16/10/2023 Property Type: House Land Size: 320 sqm approx

Account - Barry Plant | P: 03 9735 3300



propertydata

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