

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

16a Cobden Crescent, Lilydale Vic 3140

Indicative selling price

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

Single price

\$880,000

Median sale price

Median price

\$920,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2021

to

31/12/2021

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	10 Melody CI LILYDALE 3140	\$900,000	17/11/2021
2	2 Meadowvale Ct LILYDALE 3140	\$900,000	10/10/2021
3	10A Trafalgar Cr LILYDALE 3140	\$860,000	01/03/2022

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:

01/04/2022 10:05

16a Cobden Crescent, Lilydale Vic 3140



PhilipWebb

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Indicative Selling Price

\$880,000

Median House Price

December quarter 2021: \$920,000



Property Type:

Agent Comments

Comparable Properties



10 Melody Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 17/11/2021

Property Type: House

Land Size: 501 sqm approx



2 Meadowvale Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 10/10/2021

Property Type: House

Land Size: 502 sqm approx



10A Trafalgar Cr LILYDALE 3140 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 01/03/2022

Property Type: House

Land Size: 307 sqm approx

Account - Philip Webb



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