

# 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)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$600,000 Property Type Townhouse Suburb Lilydale

Period - From 16/01/2023 to 15/01/2024 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	5 Penny La LILYDALE 3140	\$680,000	26/09/2023
2	4/16 John St LILYDALE 3140	\$649,950	05/01/2024
3			

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: 16/01/2024 15:56



 3  2  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Townhouse Price**  
16/01/2023 - 15/01/2024: \$600,000

## Comparable Properties



**5 Penny La LILYDALE 3140 (REI)**

Agent Comments

 3  2  2

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



**4/16 John St LILYDALE 3140 (REI)**

Agent Comments

 3  2  1

**Price:** \$649,950  
**Method:** Private Sale  
**Date:** 05/01/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 238.70 sqm approx

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.

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