

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

### Median sale price

Median price \$890,000 Property Type House Suburb Lilydale

Period - From 01/01/2023 to 31/12/2023 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	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)**

Agent Comments



**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



**Price:** \$680,000

**Method:** Private Sale

**Date:** 26/09/2023

**Property Type:** Townhouse (Single)



**111 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$676,000

**Method:** Private Sale

**Date:** 16/10/2023

**Property Type:** House

**Land Size:** 320 sqm approx

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