

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

2 Coozac Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$613,000 Property Type Townhouse Suburb Lilydale

Period - From 29/05/2023 to 28/05/2024 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.

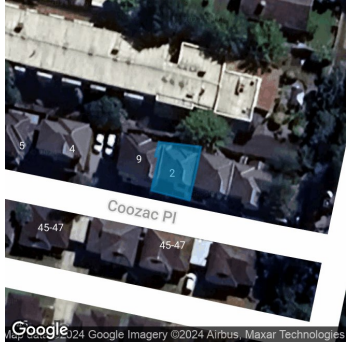
	Address of comparable property	Price	Date of sale
1	2/14 The Eyrie LILYDALE 3140	\$720,000	15/02/2024
2	3/9 Deschamps St LILYDALE 3140	\$700,000	21/02/2024
3	1c John St LILYDALE 3140	\$690,000	15/05/2024

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:

29/05/2024 12:01



 3
  2
  2

Property Type: Townhouse

Land Size: 110 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median Townhouse Price

29/05/2023 - 28/05/2024: \$613,000

Comparable Properties



2/14 The Eyrie LILYDALE 3140 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$720,000

Method: Private Sale

Date: 15/02/2024

Property Type: Townhouse (Single)



3/9 Deschamps St LILYDALE 3140 (VG)

Agent Comments

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  -
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Price: \$700,000

Method: Sale

Date: 21/02/2024

Property Type: Flat/Unit/Apartment (Res)



1c John St LILYDALE 3140 (REI)

Agent Comments

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  2
  2

Price: \$690,000

Method: Private Sale

Date: 15/05/2024

Property Type: Townhouse (Single)

Land Size: 202 sqm approx

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008