



**first
national**
REAL ESTATE

| Mike Brown

STATEMENT OF INFORMATION

20 COBDEN CRESCENT, LILYDALE, VIC 3140

PREPARED BY FIRST NATIONAL REAL ESTATE – MIKE BROWN



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 COBDEN CRESCENT, LILYDALE, VIC

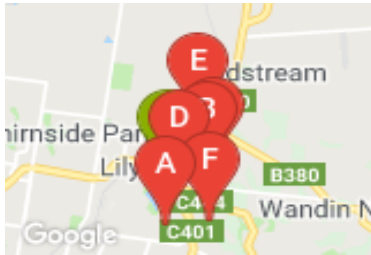
4 2 3

Indicative Selling Price

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

Price Range: **670,000 to 730,000**

MEDIAN SALE PRICE



LILYDALE, VIC, 3140

Suburb Median Sale Price (House)

\$712,000

01 January 2018 to 31 December 2018

Provided by:

COMPARABLE PROPERTIES

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.



48 LAKEVIEW DR, LILYDALE, VIC 3140

4 2 2

Sale Price

\$792,000

Sale Date: 30/09/2018

Distance from Property: 1.4km



96 ALEXANDRA RD, LILYDALE, VIC 3140

4 2 2

Sale Price

\$682,000

Sale Date: 26/09/2018

Distance from Property: 1.1km



11 TAURUS CRT, LILYDALE, VIC 3140

3 3 2

Sale Price

\$770,089

Sale Date: 03/09/2018

Distance from Property: 1.2km



This report has been compiled on 11/02/2019 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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2 TUGUN RD, LILYDALE, VIC 3140

3 2 1

Sale Price
\$675,000

Sale Date: 13/08/2018

Distance from Property: 291m



9 HORATIO CRT, LILYDALE, VIC 3140

3 2 4

Sale Price
\$691,000

Sale Date: 07/07/2018

Distance from Property: 1.8km



71 DAVID RD, LILYDALE, VIC 3140

3 1 1

Sale Price
\$671,000

Sale Date: 07/07/2018

Distance from Property: 1.6km

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

20 COBDEN CRESCENT, LILYDALE, VIC 3140

Indicative selling price

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

Price Range: 670,000 to 730,000

Median sale price

Median price

\$712,000

House

Unit

Suburb

LILYDALE

Period

01 January 2018 to 31 December 2018

Source



Comparable property sales

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

Address of comparable property	Price	Date of sale
48 LAKEVIEW DR, LILYDALE, VIC 3140	\$792,000	30/09/2018
96 ALEXANDRA RD, LILYDALE, VIC 3140	\$682,000	26/09/2018
11 TAURUS CRT, LILYDALE, VIC 3140	\$770,089	03/09/2018

2 TUGUN RD, LILYDALE, VIC 3140	\$675,000	13/08/2018
9 HORATIO CRT, LILYDALE, VIC 3140	\$691,000	07/07/2018
71 DAVID RD, LILYDALE, VIC 3140	\$671,000	07/07/2018