# 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<br>Including suburb and postcode | 7 Koombooloomba Court, Lilydale VIC 3140 |

## Indicative selling price

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

Range between $790,000 & $850,000

## Median sale price

Median price $915,000 Property Type House Suburb Lilydale

Period - From 02/06/2025 to 01/12/2025 Source pdol

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| | | |
| | | |
| | | |

This Statement of Information was prepared on: 02/12/2025