## 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

2/28 Kidgell Street, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$620,000		&		\$670,000					
Median sale p	rice									
Median price	\$778,750	Pro	operty Type	Hou	se		Suburb	Lilydale		
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/14 Albert Hill Rd LILYDALE 3140	\$670,000	16/10/2020
2	4/63 Victoria Rd CHIRNSIDE PARK 3116	\$650,000	07/10/2020
3	1/4 Nicholas St LILYDALE 3140	\$640,000	17/07/2020

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:

10/11/2020 16:57







**Property Type:** Agent Comments Indicative Selling Price \$620,000 - \$670,000 Median House Price September quarter 2020: \$778,750

# **Comparable Properties**



1/14 Albert Hill Rd LILYDALE 3140 (REI)

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Price: \$670,000 Method: Private Sale Date: 16/10/2020 Property Type: House

4/63 Victoria Rd CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$650,000 Method: Private Sale Date: 07/10/2020 Property Type: Townhouse (Single)



#### 1/4 Nicholas St LILYDALE 3140 (REI)



Price: \$640,000 Method: Private Sale Date: 17/07/2020 Rooms: 5 Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments