

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 between \$620,000

&

\$670,000

Median sale price

Median price \$778,750

Property Type House

Suburb Lilydale

Period - From 01/07/2020

to 30/09/2020

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	1/14 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)

Agent Comments



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)

Agent Comments



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