

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

2/21 Kidgell Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$475,250

Property Type Unit

Suburb Lilydale

Period - From 01/10/2018

to 30/09/2019

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	26a Cavehill Rd LILYDALE 3140	\$608,000	02/09/2019
2	3/55 Albert Hill Rd LILYDALE 3140	\$595,600	07/08/2019
3	5/30 Cave Hill Rd LILYDALE 3140	\$580,000	19/08/2019

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:

30/10/2019 17:26



 3  2  2

Property Type:

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

Year ending September 2019: \$475,250

Comparable Properties



26a Cavehill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$608,000

Method: Private Sale

Date: 02/09/2019

Property Type: House

Land Size: 186 sqm approx



3/55 Albert Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$595,600

Method: Private Sale

Date: 07/08/2019

Property Type: House

Land Size: 181 sqm approx



5/30 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$580,000

Method: Private Sale

Date: 19/08/2019

Property Type: Townhouse (Single)

Land Size: 217 sqm approx