

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

11 Kingsburgh Lane, Lilydale Vic 3140

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$860,000

Property Type House

Suburb Lilydale

Period - From 01/01/2022

to 31/12/2022

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	65 Kingsburgh La LILYDALE 3140	\$986,000	15/11/2022
2	60 Sherwood Rd CHIRNSIDE PARK 3116	\$985,000	16/11/2022
3	34 Chester St LILYDALE 3140	\$930,000	28/09/2022

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:

27/03/2023 11:13



Property Type: Land
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending December 2022: \$860,000

Comparable Properties



65 Kingsburgh La LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$986,000
Method: Private Sale
Date: 15/11/2022
Property Type: House (Res)
Land Size: 930 sqm approx



60 Sherwood Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$985,000
Method: Private Sale
Date: 16/11/2022
Property Type: House
Land Size: 529 sqm approx



34 Chester St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 28/09/2022
Property Type: House
Land Size: 720 sqm approx