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	42 Kidgell Street, Lilydale Vic 3140

Indicative selling price

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

Range between	$550,000	&	$590,000

Median sale price

Median price	$753,500	House	X	Unit		Suburb	Lilydale
Period - From	01/10/2017	to	31/12/2017		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.
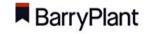
	Address of comparable property	Price	Date of sale
1	3 Jacks Pl LILYDALE 3140	$575,000	22/03/2018
2	104 Anderson St LILYDALE 3140	$570,000	30/10/2017
3	2/27 Cave Hill Rd LILYDALE 3140	$562,200	06/02/2018

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.~~

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122   Generated: 13/04/2018 11:16

REIV   propertydata.com.au

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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 866 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $590,000
Median House Price
December quarter 2017: $753,500

Comparable Properties

3 Jacks Pl LILYDALE 3140 (REI)

🛏️ 3   🛁 2   🚗 1

Price: $575,000
Method: Private Sale
Date: 22/03/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 156 sqm approx

Agent Comments

104 Anderson St LILYDALE 3140 (REI/VG)

🛏️ 3   🛁 1   🚗 1

Price: $570,000
Method: Private Sale
Date: 30/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 407 sqm approx

Agent Comments

2/27 Cave Hill Rd LILYDALE 3140 (REI/VG)

🛏️ 2   🛁 1   🚗 1

Price: $562,200
Method: Private Sale
Date: 06/02/2018
Rooms: 3
Property Type: Unit

Agent Comments