

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

1/10 Kidgell Street, Lilydale Vic 3140

Indicative selling price

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

Single price \$599,950

Median sale price

Median price \$592,500

Property Type Unit

Suburb Lilydale

Period - From 03/01/2023

to 02/01/2024

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 | 2/4 Nicholas St LILYDALE 3140 | \$620,000 | 04/07/2023 |
| 2 | 3/16 John St LILYDALE 3140 | \$605,000 | 02/11/2023 |
| 3 | 1/13 Black St LILYDALE 3140 | \$600,000 | 06/10/2023 |

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:

03/01/2024 16:16



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$599,950
Median Unit Price
03/01/2023 - 02/01/2024: \$592,500

Comparable Properties



2/4 Nicholas St LILYDALE 3140 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 04/07/2023
Property Type: Unit
Land Size: 197 sqm approx



3/16 John St LILYDALE 3140 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 02/11/2023
Property Type: Unit



1/13 Black St LILYDALE 3140 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 06/10/2023
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300