

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)