

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 Kenthurst Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$700,000

Property Type House

Suburb Lilydale

Period - From 01/10/2019

to 31/12/2019

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	17 Doonside Dr LILYDALE 3140	\$1,500,000	02/10/2019
2	8 Morna St LILYDALE 3140	\$1,100,000	04/10/2019
3	81 Old Gippsland Rd LILYDALE 3140	\$1,050,000	18/09/2019

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:

20/02/2020 12:36



Property Type: House (Res)
Land Size: 2340 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2019: \$700,000

Comparable Properties



17 Doonside Dr LILYDALE 3140 (VG)

Agent Comments



Price: \$1,500,000
Method: Sale
Date: 02/10/2019
Property Type: House (Res)
Land Size: 1729 sqm approx



8 Morna St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Sale by Tender
Date: 04/10/2019
Property Type: House
Land Size: 768 sqm approx



81 Old Gippsland Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 18/09/2019
Rooms: 6
Property Type: House
Land Size: 3968 sqm approx