

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

2/45 Kidgell Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$516,475

Property Type Unit

Suburb Lilydale

Period - From 01/01/2021

to 31/03/2021

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 Jayde CI LILYDALE 3140	\$596,000	17/03/2021
2	3/5 Kerr St LILYDALE 3140	\$595,000	09/02/2021
3	4/6 Black St LILYDALE 3140	\$560,000	08/04/2021

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:

12/05/2021 11:11



Property Type: Unit
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2021: \$516,475

Comparable Properties



3 Jayde CI LILYDALE 3140 (REI)

Agent Comments



Price: \$596,000
Method: Private Sale
Date: 17/03/2021
Property Type: Townhouse (Single)



3/5 Kerr St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 09/02/2021
Property Type: Unit



4/6 Black St LILYDALE 3140 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 08/04/2021
Property Type: Unit