Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/45 Kidgell Street, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000	&	\$600,000
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Median sale price

Median price	\$516,475	Pro	perty Type	Jnit		Suburb	Lilydale
Period - From	01/01/2021	to	31/03/2021	S	ource	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	

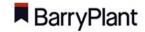
3 4/6 Black St LILYDALE 3140 \$560,000 08/04/2021

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)

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Price: \$596,000 Method: Private Sale Date: 17/03/2021

Property Type: Townhouse (Single)

Agent Comments



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

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

Agent Comments



4/6 Black St LILYDALE 3140 (REI)







Price: \$560.000 Method: Private Sale Date: 08/04/2021 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



