

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

5 Kenisha Way Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,000

Property type

Other

Suburb

Lilydale

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

3 Jayde Close Lilydale VIC 3140	\$596,000	17-Mar-21
1 Leaves Close Lilydale VIC 3140	\$552,000	07-Aug-21
2 Rosedale Close Lilydale VIC 3140	\$565,000	02-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 09 September 2021


3 Jayde Close Lilydale VIC 3140

Sold Price

\$596,000

Sold Date

17-Mar-21
 2

 1

 1

Distance

0.19km

1 Leaves Close Lilydale VIC 3140

Sold Price

^{RS}
\$552,000

Sold Date

07-Aug-21
 2

 2

 1

Distance

0.23km

2 Rosedale Close Lilydale VIC 3140

Sold Price

^{RS}
\$565,000

Sold Date

02-Jun-21
 2

 2

 1

Distance

0.61km
RS = Recent sale

UN = Undisclosed Sale

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