

# 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

17 Rimfire Court, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$695,000

### Median sale price

Median price \$795,000 Property Type House 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	28 Kidgell St LILYDALE 3140	\$680,000	17/11/2020
2	2/28 Kidgell St LILYDALE 3140	\$680,000	17/11/2020
3	29 Rolling Hills Rd CHIRNSIDE PARK 3116	\$670,000	12/01/2021

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 13:56



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**Rooms:** 4  
**Property Type:** House  
**Land Size:** 450 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$695,000  
**Median House Price**  
March quarter 2021: \$795,000

## Comparable Properties



**28 Kidgell St LILYDALE 3140 (VG)**

**Agent Comments**

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**Price:** \$680,000  
**Method:** Sale  
**Date:** 17/11/2020  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx



**2/28 Kidgell St LILYDALE 3140 (REI)**

**Agent Comments**

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**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 17/11/2020  
**Property Type:** House



**29 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

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**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 12/01/2021  
**Property Type:** House  
**Land Size:** 381 sqm approx