# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$650,000		&		\$695,000			
Median sale pi	rice							
Median price	\$795,000	Pro	operty Type	Ηοι	ISE		Suburb	Lilydale
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress 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









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)



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)

2

Agent Comments

Agent Comments



Price: \$680,000

Method: Private Sale Date: 17/11/2020

3

Property Type: House

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



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

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.