Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/21 Kidgell Street, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/i	underquot	ting		
Single price	e \$539,950							
Median sale p	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	Lilydale
Period - From	05/08/2019	to	04/08/2020		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.

Add	dress of comparable property	Price	Date of sale
1	12 Kerr St LILYDALE 3140	\$531,000	12/02/2020
2	4/36 Rouke St LILYDALE 3140	\$530,000	24/04/2020
3	6/32 Deschamps St LILYDALE 3140	\$510,000	18/05/2020

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:

05/08/2020 17:25









Property Type: Agent Comments

Indicative Selling Price \$539,950 **Median Unit Price** 05/08/2019 - 04/08/2020: \$520,000

Comparable Properties



12 Kerr St LILYDALE 3140 (REI/VG)



Price: \$531,000 Method: Private Sale Date: 12/02/2020 Rooms: 4 Property Type: Townhouse (Single) Agent Comments



4/36 Rouke St LILYDALE 3140 (REI)

Agent Comments



Price: \$530,000 Method: Private Sale Date: 24/04/2020 Rooms: 4 Property Type: House

2 Price: \$510,000

6/32 Deschamps St LILYDALE 3140 (REI/VG) Agent Comments



Method: Private Sale Date: 18/05/2020 Rooms: 3 Property Type: Unit Land Size: 267 sqm approx

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.