

# 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

4/21 Kidgell Street, Lilydale Vic 3140

### Indicative selling price

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

Single price

\$539,950

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Lilydale

Period - From

05/08/2019

to

04/08/2020

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	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)**

Agent Comments



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



**4/36 Rouke St LILYDALE 3140 (REI)**

Agent Comments



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



**6/32 Deschamps St LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 18/05/2020  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 267 sqm approx