

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

1 Kingsburgh Lane, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000

&

\$950,000

Median sale price

Median price \$845,000

Property Type House

Suburb Lilydale

Period - From 01/07/2021

to

30/09/2021

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	1 Zulu CI LILYDALE 3140	\$981,000	06/07/2021
2	8 Comic Ct LILYDALE 3140	\$950,000	26/10/2021
3	40 Morokai Gr LILYDALE 3140	\$870,000	09/11/2021

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:

01/12/2021 09:41



Property Type: House (Previously Occupied - Detached)
Land Size: 703 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$890,000 - \$950,000
Median House Price
September quarter 2021: \$845,000

Comparable Properties



1 Zulu CI LILYDALE 3140 (REI/VG)

[Agent Comments](#)



Price: \$981,000
Method: Private Sale
Date: 06/07/2021
Property Type: House
Land Size: 685 sqm approx



8 Comic Ct LILYDALE 3140 (REI)

[Agent Comments](#)



Price: \$950,000
Method: Private Sale
Date: 26/10/2021
Property Type: House
Land Size: 612 sqm approx



40 Morokai Gr LILYDALE 3140 (REI)

[Agent Comments](#)



Price: \$870,000
Method: Private Sale
Date: 09/11/2021
Property Type: House
Land Size: 864 sqm approx