

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

13 Kingsburgh Lane, Lilydale Vic 3140

Indicative selling price

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

Range between \$875,000

&

\$925,000

Median sale price

Median price \$862,500

Property Type House

Suburb Lilydale

Period - From 01/04/2022

to 31/03/2023

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	11 Banker Ct LILYDALE 3140	\$921,000	30/11/2022
2	23 The Gateway LILYDALE 3140	\$920,000	15/02/2023
3	50 The Gateway LILYDALE 3140	\$915,000	22/11/2022

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:

02/05/2023 09:38

13 Kingsburgh Lane, Lilydale Vic 3140



4 2 2

Property Type: House (Res)
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price

\$875,000 - \$925,000

Median House Price

Year ending March 2023: \$862,500

Comparable Properties



11 Banker Ct LILYDALE 3140 (VG)

Agent Comments

3 - -

Price: \$921,000
Method: Sale
Date: 30/11/2022
Property Type: House (Res)
Land Size: 760 sqm approx



23 The Gateway LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000
Method: Private Sale
Date: 15/02/2023
Property Type: House
Land Size: 716 sqm approx



50 The Gateway LILYDALE 3140 (REI/VG)

Agent Comments

4 2 2

Price: \$915,000
Method: Sold Before Auction
Date: 22/11/2022
Property Type: House (Res)
Land Size: 702 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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