Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	ale
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	2/22 Slevin Street, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$540,000	&	\$580,000
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Median sale price

Median price	\$670,000	Pro	perty Type	Unit		Suburb	Lilydale
Period - From	01/10/2021	to	31/12/2021		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

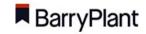
Add	dress of comparable property	Price	Date of sale
1	3/32 Kidgell St LILYDALE 3140	\$565,000	16/12/2021
2	2/36 Kidgell St LILYDALE 3140	\$562,000	10/12/2021
3	1 Maison CI LILYDALE 3140	\$560,000	26/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/04/2022 10:43









Rooms: 3

Property Type: Unit Land Size: 148 sqm approx

Agent Comments

Indicative Selling Price \$540,000 - \$580,000 Median Unit Price

December quarter 2021: \$670,000

Comparable Properties

3/32 Kidgell St LILYDALE 3140 (VG)

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Price: \$565,000 Method: Sale Date: 16/12/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/36 Kidgell St LILYDALE 3140 (REI/VG)

1 2 **1 1**

Price: \$562,000 Method: Private Sale Date: 10/12/2021 Property Type: Unit Agent Comments

1 Maison CI LILYDALE 3140 (VG)

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Price: \$560,000 Method: Sale Date: 26/02/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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



