

# 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

2/22 Slevin 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)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$670,000 Property 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		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 comparable properties 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



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**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)

**Agent Comments**

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**Price:** \$565,000  
**Method:** Sale  
**Date:** 16/12/2021  
**Property Type:** Flat/Unit/Apartment (Res)



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

**Agent Comments**

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

1 Maison CI LILYDALE 3140 (VG)

**Agent Comments**

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**Price:** \$560,000  
**Method:** Sale  
**Date:** 26/02/2022  
**Property Type:** Flat/Unit/Apartment (Res)