

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 KIDGELL STREET LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$799,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$907,500

Property type

House

Suburb

Lilydale

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

25 MAROONDAH HIGHWAY LILYDALE VIC 3140	\$970,000	05-May-23
11 NICHOLAS STREET LILYDALE VIC 3140	\$1,000,000	28-Apr-23
19 BERESFORD ROAD LILYDALE VIC 3140	\$700,000	09-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 26 February 2024



**25 MAROONDAH HIGHWAY
LILYDALE VIC 3140**

3 1 2

Sold Price **\$970,000** Sold Date **05-May-23**

Distance **0.39km**



**11 NICHOLAS STREET LILYDALE
VIC 3140**

3 1 2

Sold Price **\$1,000,000** Sold Date **28-Apr-23**

Distance **0.64km**



**19 BERESFORD ROAD LILYDALE
VIC 3140**

3 1 2

Sold Price **\$700,000** Sold Date **09-Dec-22**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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