

## 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

29 KENTHURST COURT LILYDALE VIC 3140

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### 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

3 LILAC RISE LILYDALE VIC 3140	\$1,057,000	23-Sep-23
2 LIBRA CLOSE LILYDALE VIC 3140	\$1,150,000	18-Oct-23
3 HERITAGE DRIVE LILYDALE VIC 3140	\$1,150,000	22-Nov-23

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


**3 LILAC RISE LILYDALE VIC 3140**

Sold Price

**\$1,057,000**

Sold Date

**23-Sep-23**


4



3



3

Distance

**1.48km**

**2 LIBRA CLOSE LILYDALE VIC 3140**

Sold Price

**\$1,150,000**

Sold Date

**18-Oct-23**


4



2



2

Distance

**0.9km**

**3 HERITAGE DRIVE LILYDALE VIC 3140**

Sold Price

<sup>RS</sup>  
**\$1,150,000**

Sold Date

**22-Nov-23**


4



2



3

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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