

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Land

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

70-72 BASTOW ROAD LILYDALE VIC 3140	1217000	16-Sep-23
23 MITCHELL ROAD LILYDALE VIC 3140	1235000	03-Nov-23
31 HERITAGE DRIVE LILYDALE VIC 3140	1170000	24-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: 06 February 2024


**70-72 BASTOW ROAD LILYDALE
VIC 3140**

Sold Price

1217000

 Sold Date **16-Sep-23**
 4
  2
  4

 Distance **0.97km**

**23 MITCHELL ROAD LILYDALE VIC
3140**

Sold Price

^{RS}
1235000

 Sold Date **03-Nov-23**
 4
  2
  2

 Distance **0.6km**

**31 HERITAGE DRIVE LILYDALE VIC
3140**

Sold Price

1170000

 Sold Date **24-Nov-23**
 3
  2
  2

 Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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