

## 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

3 KENISHA WAY LILYDALE VIC 3140

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Jun 2023

to

31 May 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

1/10 KIDGELL STREET LILYDALE VIC 3140	\$602,500	06-Mar-24
2 WELCOME CLOSE LILYDALE VIC 3140	\$605,000	02-Feb-24
2/54 BERESFORD ROAD LILYDALE VIC 3140	\$568,000	28-Mar-24

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: 04 June 2024

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**1/10 KIDGELL STREET LILYDALE VIC 3140**

Sold Price

**\$602,500**

Sold Date **06-Mar-24**

 2  1  1

Distance **0.41km**



**2 WELCOME CLOSE LILYDALE VIC 3140**

Sold Price

**\$605,000**

Sold Date **02-Feb-24**

 2  1  1

Distance **0.55km**



**2/54 BERESFORD ROAD LILYDALE VIC 3140**

Sold Price

**\$568,000**

Sold Date **28-Mar-24**

 2  1  1

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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