

# 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

4/30 Kidgell 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)

Single price \$449,950

### Median sale price

Median price \$610,000

Property Type Unit

Suburb Lilydale

Period - From 24/04/2023

to 23/04/2024

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	4/24 Mccomb St LILYDALE 3140	\$435,000	04/12/2023
2	2/77 Castella St LILYDALE 3140	\$420,000	24/10/2023
3	2/4 Mccomb St LILYDALE 3140	\$390,000	28/11/2023

**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:

24/04/2024 11:34



Property Type:  
Agent Comments

Indicative Selling Price  
\$449,950  
Median Unit Price  
24/04/2023 - 23/04/2024: \$610,000

## Comparable Properties



4/24 Mccomb St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$435,000  
Method: Private Sale  
Date: 04/12/2023  
Property Type: Unit



2/77 Castella St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$420,000  
Method: Private Sale  
Date: 24/10/2023  
Property Type: Unit



2/4 Mccomb St LILYDALE 3140 (VG)

Agent Comments



Price: \$390,000  
Method: Sale  
Date: 28/11/2023  
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300