

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

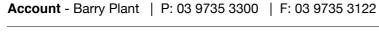
Section 47AF									of the Estate Agents Act 1980			
Property offered for sale												
A Including subu po	4/73 Cave Hill Road, Lilydale Vic 3140											
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between	000		& \$315,000									
Median sale price												
Median price	sian price \$486,000		House		Un	Jnit X			Suburb	Lily	/dale	
Period - From	01/07/2	018	to	30/06/2019			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 .											l	

**OR** 

2

3

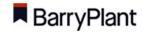
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$295,000 - \$315,000 **Median Unit Price** Year ending June 2019: \$486,000

## Comparable Properties



4/12 Taylor St LILYDALE 3140 (REI/VG)

Price: \$295,000 Method: Private Sale Date: 19/03/2019

Property Type: Unit

Rooms: -Land Size: 87 sqm approx Agent Comments

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.

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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