

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/75 CAVE HILL ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,725

Property type

Unit

Suburb

Lilydale

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3/32 KIDGELL STREET LILYDALE VIC 3140	\$565,000	16-Dec-21
2/22 MCCOMB STREET LILYDALE VIC 3140	\$560,000	16-Jan-22
1/75 CAVE HILL ROAD LILYDALE VIC 3140	\$540,000	04-Feb-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 April 2022

**3/32 KIDGELL STREET LILYDALE
VIC 3140**

Sold Price

\$565,000

Sold Date

16-Dec-21

 2

 1

 1

Distance

0.28km



**2/22 MCCOMB STREET LILYDALE
VIC 3140**

Sold Price

\$560,000

Sold Date

16-Jan-22

 2

 1

 1

Distance

0.26km



**1/75 CAVE HILL ROAD LILYDALE
VIC 3140**

Sold Price

\$540,000

Sold Date

04-Feb-22

 2

 1

 1

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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