

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

7/67 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,792

Property type

Unit

Suburb

Lilydale

Period-from

01 Apr 2022

to

31 Mar 2023

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

7/11 MAROONDAH HIGHWAY LILYDALE VIC 3140	\$593,000	01-Nov-22
4 RAFFAELE CLOSE LILYDALE VIC 3140	\$600,000	28-Mar-23
2/3 NICHOLAS STREET LILYDALE VIC 3140	\$560,000	20-Feb-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: 24 April 2023



**7/11 MAROONDAH HIGHWAY
LILYDALE VIC 3140**

2 2 1

Sold Price

\$593,000

Sold Date

01-Nov-22

Distance

0.39km



**4 RAFFAELE CLOSE LILYDALE VIC
3140**

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date

28-Mar-23

Distance

0.17km



**2/3 NICHOLAS STREET LILYDALE
VIC 3140**

2 2 1

Sold Price

\$560,000

Sold Date

20-Feb-23

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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