

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

2 Cashins Mill Place, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,030,000

Median sale price

Median price \$953,500

Property Type House

Suburb Lilydale

Period - From 08/05/2023

to

07/05/2024

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	77 Eucalypt Dr LILYDALE 3140	\$1,010,000	23/01/2024
2	10 Janson Pl LILYDALE 3140	\$980,000	16/01/2024
3	103 Lakeview Dr LILYDALE 3140	\$965,000	09/04/2024

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:

08/05/2024 11:03



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,030,000
Median House Price
08/05/2023 - 07/05/2024: \$953,500

Comparable Properties



77 Eucalypt Dr LILYDALE 3140 (REI)

Agent Comments



Price: \$1,010,000
Method: Private Sale
Date: 23/01/2024
Property Type: House
Land Size: 1408 sqm approx

10 Janson PI LILYDALE 3140 (VG)

Agent Comments



Price: \$980,000
Method: Sale
Date: 16/01/2024
Property Type: House (Res)



103 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments



Price: \$965,000
Method: Private Sale
Date: 09/04/2024
Property Type: House
Land Size: 864 sqm approx