Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/15 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$530,000		&		\$570,000			
Median sale p	rice							
Median price	\$592,500	Pro	operty Type	Том	nhouse		Suburb	Lilydale
Period - From	08/11/2022	to	07/11/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/67 Cave Hill Rd LILYDALE 3140	\$633,000	14/06/2023
2	6/67 Cave Hill Rd LILYDALE 3140	\$620,000	20/09/2023
3	1/19 Mccomb St LILYDALE 3140	\$600,000	12/09/2023

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:

08/11/2023 12:19



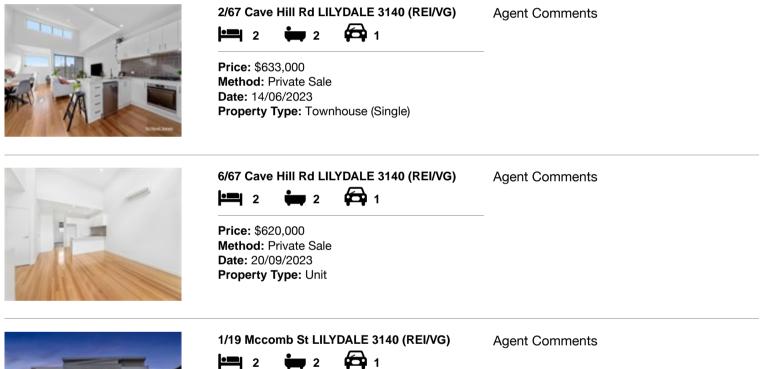




Property Type: Agent Comments

Indicative Selling Price \$530,000 - \$570,000 **Median Townhouse Price** 08/11/2022 - 07/11/2023: \$592,500

Comparable Properties





Price: \$600,000 Method: Private Sale Date: 12/09/2023 Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300



propertydata

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