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 3/14 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$595,000		&		\$650,000					
Median sale p	rice									
Median price	\$611,000	Pro	operty Type	Unit			Suburb	Lilydale		
Period - From	01/04/2023	to	30/06/2023		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	27 Switchback Rd CHIRNSIDE PARK 3116	\$615,000	22/05/2023
3	1/45 Kidgell St LILYDALE 3140	\$594,000	27/04/2023

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:

27/07/2023 12:45









Rooms: 4 Property Type: House Agent Comments

Indicative Selling Price \$595,000 - \$650,000 **Median Unit Price** June quarter 2023: \$611,000

Comparable Properties



2/67 Cave Hill Rd LILYDALE 3140 (REI)



Price: \$633,000 Method: Private Sale Date: 14/06/2023 Property Type: Townhouse (Single)

27 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

Agent Comments



Price: \$615,000 Method: Private Sale Date: 22/05/2023 Property Type: House Land Size: 415 sqm approx

3



1/45 Kidgell St LILYDALE 3140 (REI/VG)



Agent Comments

Price: \$594,000 Method: Private Sale Date: 27/04/2023 Property Type: House Land Size: 283 sqm approx

Account - Barry Plant | P: 03 9735 3300



propertydata

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