## 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.

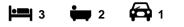
This Statement of Information was prepared on:

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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.