

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

3/14 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$611,000

Property Type Unit

Suburb Lilydale

Period - From 01/04/2023

to 30/06/2023

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	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



 3  2  1

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)

Agent Comments

 2  2  1

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



27 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  4

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



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

Agent Comments

 2  1  2

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