

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

2/79 CAVE HILL ROAD LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

8/14-16 TAYLOR STREET LILYDALE VIC 3140	445000	24-May-23
2/5 CAVE HILL ROAD LILYDALE VIC 3140	425000	27-Mar-23
1/24 MCCOMB STREET LILYDALE VIC 3140	417000	03-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 31 August 2023



8/14-16 TAYLOR STREET LILYDALE VIC 3140 Sold Price ^{RS} **445000** Sold Date **24-May-23**

2 1 1

Distance **0.92km**



2/5 CAVE HILL ROAD LILYDALE VIC 3140 Sold Price **425000** Sold Date **27-Mar-23**

2 1 1

Distance **0.85km**



1/24 MCCOMB STREET LILYDALE VIC 3140 Sold Price ^{RS} **417000** Sold Date **03-Aug-23**

1 1 1

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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