

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

4/30 Cave Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$469,950 House Unit X Suburb Lilydale

Period - From 01/07/2016 to 30/06/2017 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	27 Queen Rd LILYDALE 3140	\$495,500	11/04/2017
2	2/15 Beresford Rd LILYDALE 3140	\$470,000	02/03/2017
3	6/45-47 Clarke St LILYDALE 3140	\$462,900	21/06/2017

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.~~



Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
Year ending June 2017: \$469,950

Comparable Properties



27 Queen Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$495,500
Method: Private Sale
Date: 11/04/2017
Rooms: 3
Property Type: Unit



2/15 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 02/03/2017
Rooms: 3
Property Type: Unit



6/45-47 Clarke St LILYDALE 3140 (REI)

Agent Comments



Price: \$462,900
Method: Private Sale
Date: 21/06/2017
Rooms: 3
Property Type: House
Land Size: 142 sqm approx