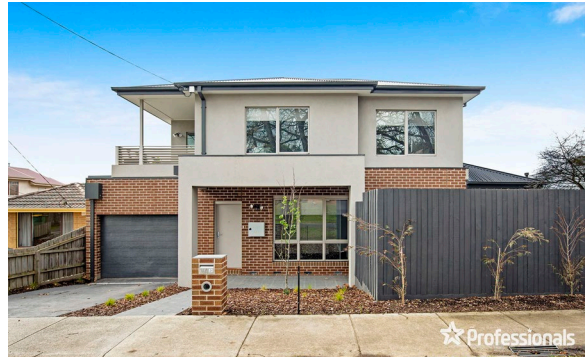


Date: 26/08/2019
Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and postcode 26A 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 \$580,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$685,000 *House Y *Unit Suburb Lilydale

Period – From 01 Aug 2018 to 31 July 2019 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 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. 2/108 Victoria Road, Lilydale VIC 3140	\$617,500	23-Mar-19
2. 3/55 Albert Hill Road, Lilydale VIC 3140	\$595,600	07-Aug-19
3. 3/49 Albert Hill Road, Lilydale	\$590,250	31-Jul-19

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.