

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

2/61 Cave Hill Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$549,950

Median sale price

Median price

\$603,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2021

to

30/09/2022

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	2/75 Cave Hill Rd LILYDALE 3140	\$541,000	20/05/2022
2	5/50 Anderson St LILYDALE 3140	\$520,000	31/08/2022
3	1/22 Albert Hill Rd LILYDALE 3140	\$510,000	07/07/2022

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:

19/10/2022 15:36



 2  1  2

Rooms: 3
Property Type: Townhouse (Unit)
Agent Comments

Indicative Selling Price

\$549,950

Median Unit Price

Year ending September 2022: \$603,000

Comparable Properties



2/75 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

Price: \$541,000
Method: Private Sale
Date: 20/05/2022
Property Type: House
Land Size: 134 sqm approx



5/50 Anderson St LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

Price: \$520,000
Method: Private Sale
Date: 31/08/2022
Property Type: Townhouse (Single)



1/22 Albert Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

Price: \$510,000
Method: Private Sale
Date: 07/07/2022
Property Type: Unit

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122