

# 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](http://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**

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**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