

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Address	3/7 Cave Hill Road, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$552,500	Hou	se	Unit	х	Suburb	Lilydale
Period - From	01/10/2017	to	30/09/2018		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		
3		

#### OR

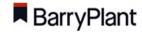
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





Generated: 18/12/2018 10:03







Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$279,950 Median Unit Price Year ending September 2018: \$552,500

# Comparable Properties

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.

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





Generated: 18/12/2018 10:03