

Statement of Information

Single residential property located in the Melbourne metropolitan area

						AF of the Estate Agents Act 1980						
Property offer	ed for s	sale										
Address Including suburb and postcode		5/79 Cave Hill Road, Lilydale Vic 3140										
Indicative sell	ing pric	ce										
For the meaning	of this p	orice see	cons	sume	er.vic.gov.	au/un	der	quoting				
Range between \$0				&		\$0						
Median sale p	rice											
Median price \$690,000		00	Hou	se	Х	Unit				Suburb	Lily	/dale
Period - From	01/07/2	017	to	30/0	09/2017			Source	REI	V		
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												

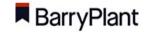
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

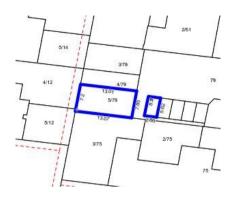
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Indicative Selling Price \$0 - \$0 **Median House Price** September quarter 2017: \$690,000

Comparable Properties



3/2b John St LILYDALE 3140 (REI)

Price: \$312,500 Method: Private Sale Date: 20/07/2017 Rooms: 2

Property Type: Unit

Land Size: 244 sqm approx

Agent Comments



4/2b John St LILYDALE 3140 (REI)

Price: \$293.000 Method: Private Sale

Rooms: 2

Property Type: Unit

Date: 11/05/2017

Agent Comments

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.

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