

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

94 Cave Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$850,000 Property Type House Suburb Lilydale

Period - From 01/07/2024 to 30/09/2024 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	36 Winnetka Dr LILYDALE 3140	\$770,000	12/09/2024
2	44 Morokai Gr LILYDALE 3140	\$775,270	28/08/2024
3	5 Campus Gate CHIRNSIDE PARK 3116	\$795,000	08/07/2024

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:

11/12/2024 15:31



Property Type: House (Previously Occupied - Detached)
Land Size: 870 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 September quarter 2024: \$850,000

Comparable Properties



36 Winnetka Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 12/09/2024
Property Type: House
Land Size: 896 sqm approx



44 Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$775,270
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 864 sqm approx



5 Campus Gate CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 945 sqm approx

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