
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 115 Cave Hill Road, LILYDALE

Indicative selling price

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

range between \$700,000 & \$770,000

Median sale price

Median price \$735,750

*House X

Suburb Lilydale

Period - From April 17 to June 17

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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 15 Marana Close Lilydale | \$702,000 | 10/07/2017 |
| 2 10 Bligh Court Lilydale | \$720,000 | 06/07/2017 |
| 3 26 Albert Hill Road Lilydale | \$740,000 | 01/04/2017 |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.