

## 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](http://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.