

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

82 CAVE HILL ROAD LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$805,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Land

Suburb

Lilydale

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

5 ERLDUNDA COURT LILYDALE VIC 3140	\$807,000	07-Jan-22
7 WINNETKA DRIVE LILYDALE VIC 3140	\$790,000	01-Dec-21
18 KOOMBOOLOOMBA COURT LILYDALE VIC 3140	\$850,000	30-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 13 May 2022


**5 ERLDUNDA COURT LILYDALE
VIC 3140**
 3  1  1

Sold Price **\$807,000** Sold Date **07-Jan-22**

Distance **0.53km**

**7 WINNETKA DRIVE LILYDALE VIC
3140**
 3  1  3

Sold Price **\$790,000** Sold Date **01-Dec-21**

Distance **0.06km**

**18 KOOMBOOLOOMBA COURT
LILYDALE VIC 3140**
 3  1  2

Sold Price **\$850,000** Sold Date **30-Sep-21**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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