

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

1/30 Albert 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,500

Property type

Unit

Suburb

Lilydale

Period-from

01 Feb 2019

to

31 Jan 2020

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

5/30 Cave Hill Road Lilydale VIC 3140	\$580,000	06-Aug-19
96A Cave Hill Road Lilydale VIC 3140	\$624,400	30-Sep-19

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: 04 February 2020



5/30 Cave Hill Road Lilydale VIC 3140

3 2 2

Sold Price

\$580,000

Sold Date **06-Aug-19**

Distance **1.62km**



96A Cave Hill Road Lilydale VIC 3140

3 2 2

Sold Price

\$624,400

Sold Date **30-Sep-19**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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