

# 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 69 Cave Hill Road, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$930,000 Property Type House Suburb Lilydale

Period - From 01/07/2023 to 30/06/2024 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	32 Rouke St LILYDALE 3140	\$950,000	24/07/2024
2	19 Gardiner St LILYDALE 3140	\$850,000	24/04/2024
3	17 Slevin St LILYDALE 3140	\$1,015,000	18/03/2024

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: 26/07/2024 15:44

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3   1   1

**Property Type:** House  
**Land Size:** 1018 sqm approx  
**Agent Comments**  
Built Circa 1965. One owner.

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median House Price**  
Year ending June 2024: \$930,000

## Comparable Properties



**32 Rouke St LILYDALE 3140 (REI)**

3   2   2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 24/07/2024  
**Property Type:** House  
**Land Size:** 1007 sqm approx

**Agent Comments**  
Had plans & permits.



**19 Gardiner St LILYDALE 3140 (REI)**

3   1   2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 24/04/2024  
**Property Type:** House  
**Land Size:** 862 sqm approx

**Agent Comments**  
same zoning smaller block



**17 Slevin St LILYDALE 3140 (REI)**

2   1   2

**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 18/03/2024  
**Property Type:** House  
**Land Size:** 1013 sqm approx

**Agent Comments**  
Same zoning similar land size & location