## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 69 Cave Hill Road, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betweer	n \$850,000		&		\$935,000						
Median sale price											
Median price	\$930,000	Pro	Property Type		House		Suburb	Lilydale			
Period - From	01/07/2023	to	30/06/2024		So	ource	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.

Ad	dress 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









Property Type: House Land Size: 1018 sqm approx Agent Comments Built Circa 1965. One owner. Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

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

# **Comparable Properties**

ROULESTREET	32 Rouke St LILYDALE 3140 (REI) 3 2 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 2 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

#### Account - Barry Plant | P: 03 9735 3300



propertydata

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