

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

2/27 Cave Hill Road, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$730,000 House X Unit Suburb Lilydale

Period - From 01/01/2017 to 31/12/2017 Source REIV

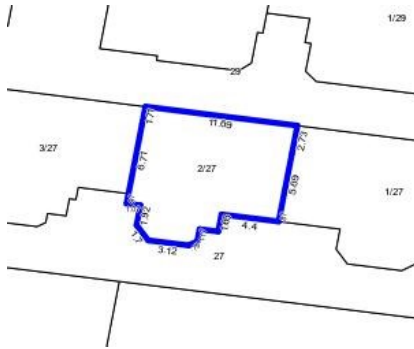
Comparable property sales (*Delete A or B below as applicable)

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	3/38 Kidgell St LILYDALE 3140	\$517,500	13/09/2017
2	2/38 Kidgell St LILYDALE 3140	\$506,000	03/10/2017
3	94 Anderson St LILYDALE 3140	\$498,000	09/09/2017

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.



Rooms:
Property Type: Land
Land Size: 126 sqm approx
Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median House Price
 Year ending December 2017: \$730,000

Comparable Properties



3/38 Kidgell St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$517,500
Method: Private Sale
Date: 13/09/2017
Rooms: 5
Property Type: Unit



2/38 Kidgell St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$506,000
Method: Private Sale
Date: 03/10/2017
Rooms: 5
Property Type: Unit



94 Anderson St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$498,000
Method: Private Sale
Date: 09/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 456 sqm approx