# Date: 29/7/2019 Statement of Information Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980



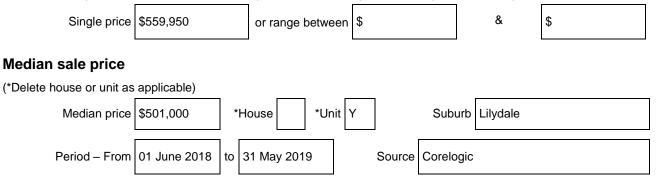
# Property offered for sale

Address Including suburb and postcode

ss nd 5/30 Cave Hill Road, Lilydale VIC 3140 de

## **OIndicative selling price**

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



#### 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 – 2/108 Victoria Road, Lilydale VIC 3140	\$617,500	23-Mar-19
2 – 7A Switchback Road, Chirnside Park VIC 3116	\$620,025	03-May-19
3 – 1/13 The Eyrie, Lilydale VIC 3140	\$550,000	21-Mar-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 six months.

