

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

2/14 CAVE HILL 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Lilydale

Period-from

01 Mar 2023

to

29 Feb 2024

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

3/14 ROUKE STREET LILYDALE VIC 3140	\$545,000	18-Jan-24
2/6 BERWICK STREET LILYDALE VIC 3140	\$530,000	01-Dec-23
3/16 JOHN STREET LILYDALE VIC 3140	\$605,000	02-Nov-23

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: 18 March 2024



3/14 ROUKE STREET LILYDALE VIC 3140 Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **18-Jan-24**

 2  1  1

Distance **0.73km**



2/6 BERWICK STREET LILYDALE VIC 3140 Sold Price **\$530,000** Sold Date **01-Dec-23**

 2  1  1

Distance **1.29km**



3/16 JOHN STREET LILYDALE VIC 3140 Sold Price **\$605,000** Sold Date **02-Nov-23**

 2  1  1

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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