

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

3/5 Albert Road, Lilydale 3140

Indicative selling price

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

Range Between

\$580,000

&

\$620,000

Median sale price

Median price

\$542,500

Property type

House

Suburb

Lilydale

Period - From

01/10/2022

to

31/12/2022

Source

REIV

Comparable property sales

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 Evie Close, Lilydale 3140	\$625,000	19/10/2022
2) 7/11 Maroondah Hwy, Lilydale 3140	\$593,000	07/11/2022
3) 4/27 Cave Hill Rd, Lilydale 3140	\$592,585	05/01/2022

This Statement of Information was prepared on: 31/01/2023 13:15