

# 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

20A Cave Hill Road, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$545,000 & \$595,000

### Median sale price

Median price

\$516,475

Property Type

Unit

Suburb

Lilydale

Period - From

01/01/2021

to

31/03/2021

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 Jayde CI LILYDALE 3140	\$596,000	17/03/2021
2	3/5 Kerr St LILYDALE 3140	\$595,000	09/02/2021
3	4/6 Black St LILYDALE 3140	\$560,000	08/04/2021

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:

05/05/2021 16:51



 2  1  1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$545,000 - \$595,000

**Median Unit Price**

March quarter 2021: \$516,475

## Comparable Properties



**3 Jayde CI LILYDALE 3140 (REI)**

Agent Comments

 2  1  1

**Price:** \$596,000

**Method:** Private Sale

**Date:** 17/03/2021

**Property Type:** Townhouse (Single)



**3/5 Kerr St LILYDALE 3140 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 09/02/2021

**Property Type:** Unit



**4/6 Black St LILYDALE 3140 (REI)**

Agent Comments

 2  1  1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 08/04/2021

**Property Type:** Unit