

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

3/67 Cave Hill Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$550,000

&

\$595,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Lilydale

Period - From 12/07/2022

to

11/07/2023

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	1/36 Rouke St LILYDALE 3140	\$592,500	25/01/2023
2	1/32 Kidgell St LILYDALE 3140	\$587,000	27/02/2023
3	4 Surat Pl LILYDALE 3140	\$580,000	27/04/2023

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:

12/07/2023 14:21



 2  2  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

12/07/2022 - 11/07/2023: \$570,000

Comparable Properties



1/36 Rouke St LILYDALE 3140 (REI)

Agent Comments

 2  2  1

Price: \$592,500

Method: Private Sale

Date: 25/01/2023

Property Type: Townhouse (Single)



1/32 Kidgell St LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

Price: \$587,000

Method: Private Sale

Date: 27/02/2023

Property Type: House

Land Size: 242 sqm approx



4 Surat Pl LILYDALE 3140 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 27/04/2023

Property Type: Townhouse (Single)

Land Size: 89 sqm approx

Account - Barry Plant | P: 03 9735 3300