

### 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

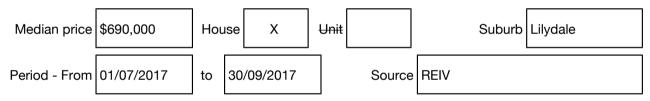
5 117 Cave Hill Road, Lilydale Vic 3140 d e

#### Indicative selling price

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

Single price \$789,950

#### Median sale price



#### 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	24 St Andrews Dr CHIRNSIDE PARK 3116	\$770,001	12/09/2017
2	123 Rolling Hills Rd CHIRNSIDE PARK 3116	\$770,000	12/10/2017
3	34 Britannia Way LILYDALE 3140	\$764,000	19/08/2017

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.

#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 922 sqm approx Agent Comments Indicative Selling Price \$789,950 Median House Price September quarter 2017: \$690,000

## **Comparable Properties**



Price: \$770,001 Method: Auction Sale Date: 12/09/2017 Rooms: -Property Type: House

123 Rolling Hills Rd CHIRNSIDE PARK 3116

24 St Andrews Dr CHIRNSIDE PARK 3116

**2** 

(REI)

(REI)

3

Agent Comments

Agent Comments



 3
 2
 2
 2

 Price: \$770,000
 Method: Private Sale
 2

 Date: 12/10/2017
 Rooms: 5
 5

 Property Type: House
 10/2019



34 Britannia Way LILYDALE 3140 (REI/VG) Age



Price: \$764,000 Method: Private Sale Date: 19/08/2017 Rooms: 6 Property Type: House Land Size: 857 sqm approx

Land Size: 989 sqm approx

#### Agent Comments

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