

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

117 Cave Hill Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$789,950

Median sale price

Median price

\$690,000

House

X

Unit

Suburb

Lilydale

Period - From

01/07/2017

to

30/09/2017

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	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.



 3  1  2

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



24 St Andrews Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

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



123 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$770,000
Method: Private Sale
Date: 12/10/2017
Rooms: 5
Property Type: House
Land Size: 989 sqm approx



34 Britannia Way LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

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