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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

96 Cave Hill Road Lilydale VIC 3140

 3  1  1

Indicative Selling Price

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

Range between \$485,000 & \$530,000

Median Sale Price

\$700,000 Houses in Lilydale between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | | | | | | | |
|---|--|------------|------------------|-----------|------------------|----------|---------------|
|  | 14 Winnetka Drive Lilydale VIC 3140  4  2  2 | Sold Price | \$565,000 | Sold Date | 17-Nov-18 | Distance | 0.25km |
|  | 1/10 Clyde Street Lilydale VIC 3140  3  1  1 | Sold Price | \$480,000 | Sold Date | 30-Oct-18 | Distance | 1.18km |
|  | 49 Grandvalley Drive Chirnside Park VIC 3116  3  2  2 | Sold Price | \$552,500 | Sold Date | 27-Nov-18 | Distance | 1.46km |

RS = Recent sale

UN = Undisclosed Sale

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