

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 CASHINS MILL PLACE LILYDALE VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Lilydale

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

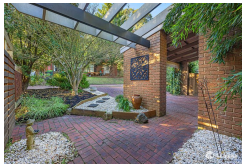
Date of sale

1 GRANEBY RISE MOUNT EVELYN VIC 3796	860000	06-Sep-22
54 ROCKYS WAY LILYDALE VIC 3140	860000	12-Oct-22
38 ALBERT ROAD LILYDALE VIC 3140	821000	06-Jul-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 December 2022


**1 GRANEBY RISE MOUNT EVELYN
VIC 3796**

Sold Price

860000

Sold Date **06-Sep-22**
 3  2  2

Distance **1.6km**
**54 ROCKYS WAY LILYDALE VIC
3140**

Sold Price

Sold Date **12-Oct-22**
 4  2  2

Distance **0.95km**

**38 ALBERT ROAD LILYDALE VIC
3140**

Sold Price

821000

Sold Date **06-Jul-22**
 4  2  1

Distance **0.75km**
RS = Recent sale

UN = Undisclosed Sale

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