

## 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

1/75 Cave Hill Road Lilydale VIC 3140

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Lilydale

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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 6 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

2/36 Kidgell Street Lilydale VIC 3140	\$562,000	30-Dec-21
1 Leaves Close Lilydale VIC 3140	\$552,000	07-Aug-21
3 Kenisha Way Lilydale VIC 3140	\$550,000	06-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 17 January 2022



**2/36 Kidgell Street Lilydale VIC 3140**

2 1 1

Sold Price

<sup>RS</sup>

**\$562,000**

Sold Date

**30-Dec-21**

Distance

**0.31km**



**1 Leaves Close Lilydale VIC 3140**

2 2 1

Sold Price

**\$552,000**

Sold Date

**07-Aug-21**

Distance

**0.51km**



**3 Kenisha Way Lilydale VIC 3140**

2 1 1

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**06-Nov-21**

Distance

**0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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