

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

5/73 Cavehill Road, Lilydale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$3330,000

### Median sale price

Median price

\$469,975

\*House

\*Unit

X

Suburb

Lilydale

Period - From

1/1/2017

to

31/3/2017

Source

REIV

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

Address of comparable property	Price	Date of sale
113 Anderson Street, Lilydale	\$335,000	9/3/2017
2/81 Anderson Street, Lilydale	\$305,000	31/3/2017

**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.