

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 1/27 Cave Hill Road, Lilydale VIC 3140

Indicative selling price

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

Single price \$529,900

or range between \$

&

\$

Median sale price

Median price \$562,000

*House

*Unit

Suburb Lilydale

Period - From 1/1/2018

to 31/3/2018

Source REIV

Comparable property sales

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
2/27 Cave Hill Road, Lilydale	\$562,000	06/02/2018
4/26a Cave Hill Road, Lilydale	\$525,700	14/02/2018
7/11 Maroondah Highway, Lilydale	\$515,000	20/05/2018

OR

~~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.~~