

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

11 SUMMIT ROAD 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

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,250

Property type

House

Suburb

Lilydale

Period-from

01 Sep 2022

to

31 Aug 2023

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

72 OLD GIPPSLAND ROAD LILYDALE VIC 3140	980000	23-Aug-23
8 ALLISON CRESCENT LILYDALE VIC 3140	985000	04-Aug-23
41 MANGANS ROAD LILYDALE VIC 3140	950000	29-Aug-23

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: 25 September 2023


**72 OLD GIPPSLAND ROAD
LILYDALE VIC 3140**
 4  2  2

Sold Price

^{RS}
980000

Sold Date

23-Aug-23

Distance

0.44km

**8 ALLISON CRESCENT LILYDALE
VIC 3140**
 4  2  2

Sold Price

^{RS}
985000

Sold Date

04-Aug-23

Distance

1.05km

**41 MANGANS ROAD LILYDALE VIC
3140**
 4  2  3

Sold Price

^{RS}
950000

Sold Date

29-Aug-23

Distance

0.69km
RS = Recent sale

UN = Undisclosed Sale

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