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

91 Summit Road, Lilydale Vic 3140

Indicative selling price

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

Range between | $790,000 | & | $850,000

Median sale price

| Median price | $780,000 | Property Type | House | Suburb | Lilydale |

| Period - From | 01/10/2020 | to | 31/12/2020 | Source | REIV |

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.
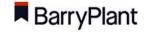
	Address of comparable property	Price	Date of sale
1	5 Bella Vista Way LILYDALE 3140	$845,000	21/12/2020
2	63 Lakeview Dr LILYDALE 3140	$845,000	06/10/2020
3	73 Summit Rd LILYDALE 3140	$805,000	21/10/2020

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 six months.~~

This Statement of Information was prepared on: | 24/02/2021 15:56

CONSUMER AFFAIRS VICTORIA

91 Summit Road, Lilydale Vic 3140

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Property Type: House (Res)
Land Size: 2583 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
December quarter 2020: $780,000

Comparable Properties

5 Bella Vista Way LILYDALE 3140 (REI/VG)

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Price: $845,000
Method: Private Sale
Date: 21/12/2020
Property Type: House
Land Size: 767 sqm approx

Agent Comments

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63 Lakeview Dr LILYDALE 3140 (REI)

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Price: $845,000
Method: Private Sale
Date: 06/10/2020
Property Type: House
Land Size: 868 sqm approx

Agent Comments

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73 Summit Rd LILYDALE 3140 (REI/VG)

🛏 4   🛁 3   🚗 3

Price: $805,000
Method: Private Sale
Date: 21/10/2020
Property Type: House
Land Size: 1399 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122