Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Summit Road, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$749,950								
Median sale price									
Median price	\$777,500	Property Type House				Suburb Lilydale			
Period - From	01/01/2020	to	31/03/2020	Sou	irce	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.

Ad	dress of comparable property	Price	Date of sale
1	78 Alexandra Rd LILYDALE 3140	\$772,000	18/05/2020
2	6 Wily Ct LILYDALE 3140	\$770,000	21/02/2020
3	1 Norris Dr LILYDALE 3140	\$725,000	26/03/2020

OR

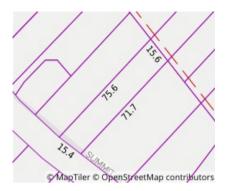
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/06/2020 15:31



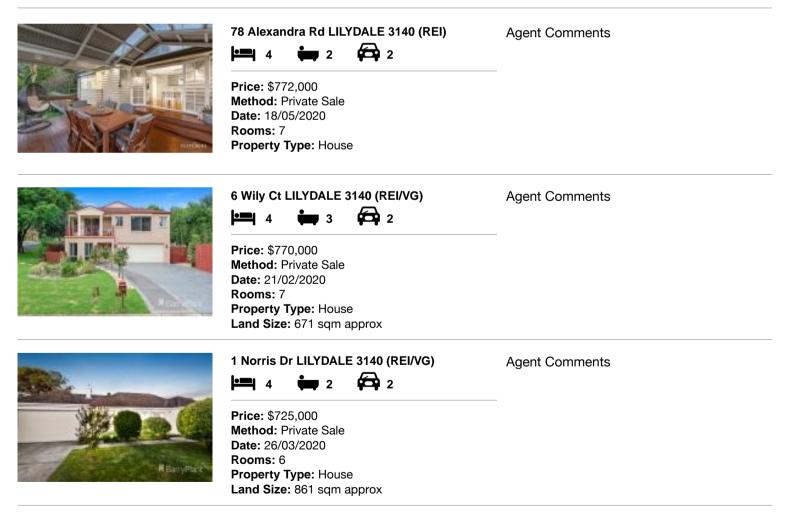






Property Type: Agent Comments Indicative Selling Price \$749,950 Median House Price March quarter 2020: \$777,500

Comparable Properties



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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.