

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

21 Summit Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$749,950

Median sale price

Median price

\$777,500

Property Type

House

Suburb

Lilydale

Period - From

01/01/2020

to

31/03/2020

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	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



78 Alexandra Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$772,000
Method: Private Sale
Date: 18/05/2020
Rooms: 7
Property Type: House



6 Wily Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 21/02/2020
Rooms: 7
Property Type: House
Land Size: 671 sqm approx



1 Norris Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 26/03/2020
Rooms: 6
Property Type: House
Land Size: 861 sqm approx