

### 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

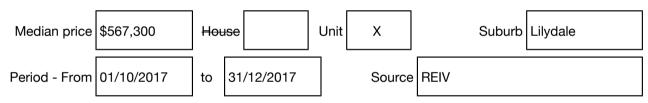
ess 6 Summit Road, Lilydale Vic 3140 and ode

#### Indicative selling price

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

Range between \$490,000	&	\$539,000
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#### Median sale price



#### 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	4/26a Cave Hill Rd LILYDALE 3140	\$525,700	14/02/2018
2	1/9 Slevin St LILYDALE 3140	\$515,250	31/01/2018
3	56 Salisbury Bnd LILYDALE 3140	\$502,000	10/10/2017

#### 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.

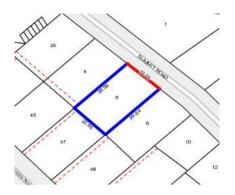
#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

#### Generated: 03/04/2018 17:09

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.







Rooms: Property Type: Agent Comments Indicative Selling Price \$490,000 - \$539,000 Median Unit Price December quarter 2017: \$567,300

## **Comparable Properties**



4/26a Cave Hill Rd LILYDALE 3140 (REI)



Price: \$525,700 Method: Private Sale Date: 14/02/2018 Rooms: 4 Property Type: Townhouse (Single)

1/9 Slevin St LILYDALE 3140 (VG)

Agent Comments

Agent Comments



Price: \$515,250 Method: Sale Date: 31/01/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



56 Salisbury Bnd LILYDALE 3140 (VG)



Agent Comments

Price: \$502,000 Method: Sale Date: 10/10/2017 Rooms: -Property Type: Retirement Village Individual Flat/Unit

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