

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

6 Summit Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$567,300

House

Unit

X

Suburb

Lilydale

Period - From 01/10/2017

to

31/12/2017

Source

REIV

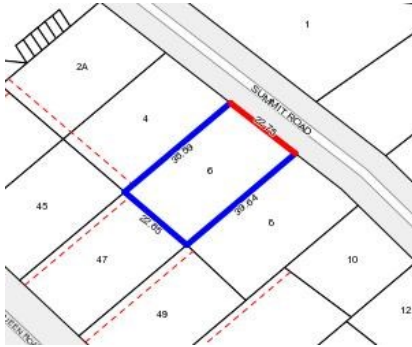
Comparable property sales (*Delete A or B below as applicable)

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	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.



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)

Agent Comments



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



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