

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

Lot1/91 Summit Road, Lilydale Vic 3140

Indicative selling price

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

Single price \$379,950

Median sale price

Median price \$665,000

Property Type Vacant land

Suburb Lilydale

Period - From 22/08/2023

to 21/08/2024

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	29b Bramwell St LILYDALE 3140	\$480,000	30/05/2024
2			
3			

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:

22/08/2024 16:47



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Indicative Selling Price

\$379,950

Median Land Price

22/08/2023 - 21/08/2024: \$665,000



Property Type: Land

Land Size: 484 sqm approx

Agent Comments

Comparable Properties

29b Bramwell St LILYDALE 3140 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 30/05/2024

Property Type: Land

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



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