## 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

13 Summit Road, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	e \$614,950						
Median sale price							
Median price	\$738,250	Pro	operty Type Hou	ise	Suburb Lilydale		
Period - From	01/10/2019	to	30/09/2020	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

29/10/2020 13:28









Property Type: House Land Size: 1463 sqm approx Agent Comments Indicative Selling Price \$614,950 Median House Price Year ending September 2020: \$738,250

# **Comparable Properties**

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.

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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.