

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

3/91 Summit Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$665,000 Property Type Vacant land Suburb Lilydale

Period - From 09/08/2023 to 08/08/2024 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: 09/08/2024 14:58



Ashley Hutson
97353300
0408 335 403

ahutson@barryplant.com.au

Indicative Selling Price

\$450,000 - \$490,000

Median Land Price

09/08/2023 - 08/08/2024: \$665,000



Property Type: Land

Land Size: 857 sqm approx

Agent Comments

Vacant land

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.