

## 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 29 Summit Road, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

#### Median sale price

Median price \$753,500 House X Unit 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	15-17 Cobden Cr LILYDALE 3140	\$747,000	29/11/2017
2	8 Lakeview Dr LILYDALE 3140	\$705,000	02/01/2018
3	130 Nelson Rd LILYDALE 3140	\$690,000	30/08/2017

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:** House (Previously Occupied - Detached)

**Land Size:** 1969 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$750,000

**Median House Price**

December quarter 2017: \$753,500

## Comparable Properties



**15-17 Cobden Cr LILYDALE 3140 (REI)**

**Agent Comments**



**Price:** \$747,000

**Method:** Private Sale

**Date:** 29/11/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1851 sqm approx



**8 Lakeview Dr LILYDALE 3140 (REI)**

**Agent Comments**



**Price:** \$705,000

**Method:** Private Sale

**Date:** 02/01/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 717 sqm approx



**130 Nelson Rd LILYDALE 3140 (REI/VG)**

**Agent Comments**



**Price:** \$690,000

**Method:** Private Sale

**Date:** 30/08/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 864 sqm approx