

### 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

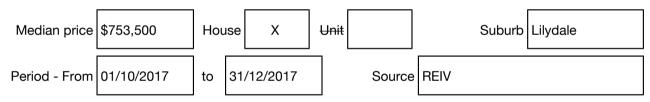
S 29 Summit Road, Lilydale Vic 3140 d le

#### Indicative selling price

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

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

#### Median sale price



#### 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.

#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

#### Generated: 27/02/2018 11:34

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.







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) 4 2 2 2 Price: \$747,000 Method: Private Sale Date: 29/11/2017 Rooms: 7 Property Type: House (Res) Land Size: 1851 sqm approx	Agent Comments
8 Lakeview Dr LILYDALE 3140 (REI) 3 2 2 1 Price: \$705,000 Method: Private Sale Date: 02/01/2018 Rooms: 4 Property Type: House Land Size: 717 sqm approx	Agent Comments
130 Nelson Rd LILYDALE 3140 (REI/VG) 4 2 2 2 Price: \$690,000 Method: Private Sale Date: 30/08/2017 Rooms: 6 Property Type: House Land Size: 864 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

#### Generated: 27/02/2018 11:34

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.

