## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$875,000		&		\$960,000			
Median sale p	rice							
Median price	\$880,000	Pro	operty Type	Hou	se		Suburb	Lilydale
Period - From	01/04/2021	to	31/03/2022		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Ebony CI LILYDALE 3140	\$950,000	03/06/2022
2	35 David Rd LILYDALE 3140	\$945,000	05/05/2022
3	1 Cameron Rd MOUNT EVELYN 3796	\$920,000	17/03/2022

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:

22/06/2022 17:06









Rooms: 5 Property Type: House (Res) Land Size: 1969 sqm approx Agent Comments Indicative Selling Price \$875,000 - \$960,000 Median House Price Year ending March 2022: \$880,000

# **Comparable Properties**



3 Ebony CI LILYDALE 3140 (REI)



Price: \$950,000 Method: Private Sale Date: 03/06/2022 Property Type: House Land Size: 451 sqm approx Agent Comments

35 David Rd LILYDALE 3140 (REI/VG)



Agent Comments



Price: \$945,000 Method: Private Sale Date: 05/05/2022 Property Type: House Land Size: 1564 sqm approx

1 Cameron Rd MOUNT EVELYN 3796 (VG)



Agent Comments



Price: \$920,000 Method: Sale Date: 17/03/2022 Property Type: House (Res) Land Size: 1120 sqm approx

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



propertydata

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