

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

Range between \$875,000 & \$960,000

Median sale price

Median price \$880,000 Property Type House Suburb Lilydale

Period - From 01/04/2021 to 31/03/2022 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	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



 3  2  3

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)

Agent Comments

 4  2  2

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



35 David Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

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

 2  -  -

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