

# 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

2/2 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)

Single price

\$449,950

### Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2019

to

30/09/2020

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	1/77-79 Clarke St LILYDALE 3140	\$460,000	11/05/2020
2	160 St Ambrose Gr LILYDALE 3140	\$455,000	01/09/2020
3	2 Kuro PI LILYDALE 3140	\$447,250	09/07/2020

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:

29/10/2020 16:51



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$449,950

**Median Unit Price**  
Year ending September 2020: \$515,000

## Comparable Properties



**1/77-79 Clarke St LILYDALE 3140 (REI/VG)**

**Agent Comments**

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**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 11/05/2020  
**Rooms:** 3  
**Property Type:** Unit

**160 St Ambrose Gr LILYDALE 3140 (VG)**

**Agent Comments**

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**Price:** \$455,000  
**Method:** Sale  
**Date:** 01/09/2020  
**Property Type:** Retirement Village Individual Flat/Unit

**2 Kuro PI LILYDALE 3140 (VG)**

**Agent Comments**

 1    -    -

**Price:** \$447,250  
**Method:** Sale  
**Date:** 09/07/2020  
**Property Type:** Flat/Unit/Apartment (Res)