

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

7 Tanikka Court Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Lilydale

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

79 Lakeview Drive Lilydale VIC 3140	\$700,000	26-Feb-19
89 Lakeview Drive Lilydale VIC 3140	\$749,000	30-Dec-19
27 Clearwater Drive Lilydale VIC 3140	\$750,000	18-Aug-18

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 6 months.~~

This Statement of Information was prepared on: 07 January 2020



79 Lakeview Drive Lilydale VIC 3140

 4
  2
  2

Sold Price

\$700,000

Sold Date

26-Feb-19

Distance

0.18km



89 Lakeview Drive Lilydale VIC 3140

 3
  2
  2

Sold Price

^{RS} **\$749,000** ^{UN}

Sold Date

30-Dec-19

Distance

0.2km



27 Clearwater Drive Lilydale VIC 3140

 4
  2
  1

Sold Price

\$750,000

Sold Date

18-Aug-18

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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