

# 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 5 Raffaele Close, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$871,000 Property type House Suburb Lilydale

Period - From 01/04/2023 to 30/06/2023 Source REIV

### Comparable property sales

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
54 Outlook Drive, Chirnside Park Vic 3116	\$746,000	07/08/2023
27A Huntingdale Drive, Chirnside Park Vic 3116	\$752,000	20/06/2023
4/78 Anderson Street, Lilydale Vic 3140	\$700,000	24/05/2023

This Statement of Information was prepared on: 06/09/2023