

# 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 11 Tangermere Place, 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 \$790,000 & \$830,000

### Median sale price

Median price \$795,000 Property type House Suburb Lilydale

Period - From 01/01/2021 to 31/03/2021 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
11 Valley View Court, Lilydale Vic 3140	\$830,000	22/04/2021
13 Worcester Street, Lilydale Vic 3140	\$820,000	24/01/2021
5 Bella Vista Way, Lilydale Vic 3140	\$845,000	21/12/2020

This Statement of Information was prepared on: 11-05-2021