

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

3 Diggers Walk, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$715,000

Median sale price

Median price \$570,000

Property Type Townhouse

Suburb Lilydale

Period - From 06/07/2021

to

05/07/2022

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 Fanning CI LILYDALE 3140	\$720,000	12/05/2022
2	2 Raffaele CI LILYDALE 3140	\$715,000	01/05/2022
3			

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:

06/07/2022 09:18



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Property Type:
Agent Comments

Indicative Selling Price
\$660,000 - \$715,000
Median Townhouse Price
06/07/2021 - 05/07/2022: \$570,000

Comparable Properties



3 Fanning CI LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$720,000
Method: Private Sale
Date: 12/05/2022
Property Type: Townhouse (Single)



2 Raffaele CI LILYDALE 3140 (REI/VG)

Agent Comments

3 2 1

Price: \$715,000
Method: Private Sale
Date: 01/05/2022
Property Type: Townhouse (Single)
Land Size: 142 sqm approx

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.

Account - Louton Smith | P: 0390563899