## 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	cons	sumer.vic.go	v.au	I/underquot	ting		
Range betwee	n \$660,000		&		\$715,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Том	vnhouse		Suburb	Lilydale
Period - From	06/07/2021	to	05/07/2022		So	ource	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 sixmonths 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**<sup>\*</sup> 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







**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)



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

Agent Comments



2 Raffaele CI LILYDALE 3140 (REI/VG)

**1** 3 **1** 2 **1** 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

propertydata



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