

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

9 Tanikka Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$880,000 Property Type House Suburb Lilydale

Period - From 01/04/2021 to 31/03/2022 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	1 Cameron Rd MOUNT EVELYN 3796	\$920,000	17/03/2022
2	14 Nambour Dr MOOROOLBARK 3138	\$915,000	28/03/2022
3	3 Pascoe Ct MOOROOLBARK 3138	\$902,500	17/06/2022

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:

29/06/2022 18:28



Rooms: 8
Property Type: House (Res)
Land Size: 645.146 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending March 2022: \$880,000

Comparable Properties



1 Cameron Rd MOUNT EVELYN 3796 (VG)

Agent Comments



Price: \$920,000
Method: Sale
Date: 17/03/2022
Property Type: House (Res)
Land Size: 1120 sqm approx



14 Nambour Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 28/03/2022
Property Type: House
Land Size: 873 sqm approx



3 Pascoe Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$902,500
Method: Private Sale
Date: 17/06/2022
Property Type: House
Land Size: 1000 sqm approx

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