

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

2/19 Deschamps Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Lilydale

Period - From 14/03/2022 to 13/03/2023 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	3/27 Cave Hill Rd LILYDALE 3140	\$615,000	17/10/2022
2	4/27 Cave Hill Rd LILYDALE 3140	\$592,585	05/01/2023
3	4a Wilsons La LILYDALE 3140	\$592,500	07/12/2022

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:

14/03/2023 13:26



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Property Type: Townhouse
(Single)
Land Size: 147 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

14/03/2022 - 13/03/2023: \$570,000

Comparable Properties



3/27 Cave Hill Rd LILYDALE 3140 (REI/VG)

[Agent Comments](#)

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Price: \$615,000
Method: Private Sale
Date: 17/10/2022
Property Type: Townhouse (Single)



4/27 Cave Hill Rd LILYDALE 3140 (REI/VG)

[Agent Comments](#)

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Price: \$592,585
Method: Private Sale
Date: 05/01/2023
Property Type: Unit



4a Wilsons La LILYDALE 3140 (REI/VG)

[Agent Comments](#)

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Price: \$592,500
Method: Private Sale
Date: 07/12/2022
Property Type: Townhouse (Res)
Land Size: 123 sqm approx