Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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2/19 Deschamps Street, Lilydale Vic 3140

Indicative selling price

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

Median sale price

Median price	\$570,000	Pro	perty 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













Property Type: Townhouse

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)





Price: \$615,000 Method: Private Sale Date: 17/10/2022

Property Type: Townhouse (Single)

Agent Comments



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





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

Agent Comments



4a Wilsons La LILYDALE 3140 (REI/VG)



Price: \$592,500 Method: Private Sale Date: 07/12/2022

Property Type: Townhouse (Res) Land Size: 123 sqm approx

Agent Comments

Account - Property Partners in Real Estate | P: 0429888367





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