

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

1/30 Deschamps Street, Lilydale Vic 3140

Indicative selling price

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

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$528,000

Property Type

Unit

Suburb

Lilydale

Period - From

01/01/2020

to

31/03/2020

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	2/36 Rouke St LILYDALE 3140	\$510,000	06/03/2020
2	2 Travis CI LILYDALE 3140	\$505,000	08/05/2020
3	2 Daisy PI LILYDALE 3140	\$505,000	11/05/2020

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:

24/06/2020 10:58



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
March quarter 2020: \$528,000

Comparable Properties



2/36 Rouke St LILYDALE 3140 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 06/03/2020
Property Type: Unit



2 Travis CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 08/05/2020
Property Type: House



2 Daisy PI LILYDALE 3140 (REI)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 11/05/2020
Rooms: 3
Property Type: Unit
Land Size: 100 sqm approx