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

6/32 Deschamps Street, Lilydale Vic 3140

Indicative selling price

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

Range between | $495,000 | & | $520,000

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.
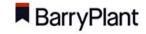
	Address of comparable property	Price	Date of sale
1	5/77-79 Clarke St LILYDALE 3140	$525,000	05/03/2020
2	6 Slevin St LILYDALE 3140	$520,000	24/12/2019
3	1 Barnsley Cl LILYDALE 3140	$520,000	14/01/2020

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: | 07/05/2020 14:41

BarryPlant

🛏 **2**   🛁 **-**   🚗

Property Type: Unit

Agent Comments

Indicative Selling Price
$495,000 - $520,000
Median Unit Price
March quarter 2020: $528,000

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Comparable Properties

5/77-79 Clarke St LILYDALE 3140 (REI/VG)

🛏 **3**   🛁 **1**   🚗 **1**

Price: $525,000
Method: Private Sale
Date: 05/03/2020
Rooms: 4
Property Type: Unit

Agent Comments

6 Slevin St LILYDALE 3140 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $520,000
Method: Sale
Date: 24/12/2019
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1 Barnsley Cl LILYDALE 3140 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $520,000
Method: Sale
Date: 14/01/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

REIV   propertydata.com.au