

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

16 Deschamps Avenue, Lilydale Vic 3140

Indicative selling price

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

Range between \$880,000

&

\$920,000

Median sale price

Median price \$862,500

Property Type House

Suburb Lilydale

Period - From 01/04/2022

to

31/03/2023

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	20 Cobden Cr LILYDALE 3140	\$930,000	15/03/2023
2	88-90 Alexandra Rd LILYDALE 3140	\$910,000	04/04/2023
3	18 Carmen Ct LILYDALE 3140	\$850,000	08/03/2023

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:

25/05/2023 10:28



Rooms: 6
Property Type: House
Land Size: 1014 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$920,000
Median House Price
 Year ending March 2023: \$862,500

Comparable Properties



20 Cobden Cr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 15/03/2023
Property Type: House (Res)
Land Size: 1168 sqm approx



88-90 Alexandra Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 1457 sqm approx



18 Carmen Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 08/03/2023
Property Type: House
Land Size: 862 sqm approx

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