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

7 Deschamps Street, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$850,000		&		\$920,000				
Median sale price									
Median price	\$915,000	Pro	Property Type		House		Suburb	Lilydale	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	8 Clyde St LILYDALE 3140	\$925,000	12/12/2024
2	11 Allison Cr LILYDALE 3140	\$815,000	03/12/2024
3	17 Baker St LILYDALE 3140	\$888,000	23/11/2024

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:

20/02/2025 12:25









Property Type: House (Previously Occupied - Detached) Land Size: 927 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price December quarter 2024: \$915,000

Comparable Properties

8 Clyde St LILYDALE 3140 (REI) 3 1 2 Price: \$925,000 Method: Private Sale Date: 12/12/2024 Property Type: House Land Size: 999 sqm approx	Agent Comments
11 Allison Cr LILYDALE 3140 (REI) Image: Price: \$815,000 Method: Private Sale Date: 03/12/2024 Property Type: Land Land Size: 1054 sqm approx	Agent Comments
17 Baker St LILYDALE 3140 (REI) → 3 → 1 → - Price: \$888,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res) Land Size: 894 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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