## 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

5/32 Deschamps Street, Lilydale Vic 3140

#### Indicative selling price

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Single price \$519,950

#### Median sale price

Median price	\$475,250	Pro	perty Type Unit	t		Suburb	Lilydale
Period - From	01/10/2018	to	30/09/2019	Sou	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.

Ado	dress of comparable property	Price	Date of sale
1	96 Cave Hill Rd LILYDALE 3140	\$520,800	07/08/2019
2	3/21 Kidgell St LILYDALE 3140	\$520,000	16/08/2019
3	6 Duffity PI LILYDALE 3140	\$505,000	04/05/2019

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:

22/10/2019 16:00









**Property Type:** House Agent Comments

Indicative Selling Price \$519,950 Median Unit Price Year ending September 2019: \$475,250

# **Comparable Properties**



96 Cave Hill Rd LILYDALE 3140 (VG)

3/21 Kidgell St LILYDALE 3140 (REI)



Price: \$520,800 Method: Sale Date: 07/08/2019 Property Type: House (Res) Land Size: 403 sqm approx Agent Comments



Price: \$520,000 Method: Private Sale Date: 16/08/2019 Property Type: House Land Size: 194 sqm approx

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6 Duffity PI LILYDALE 3140 (VG)



Agent Comments

Agent Comments

Price: \$505,000 Method: Sale Date: 04/05/2019 Property Type: House (Res) Land Size: 110 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.