

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

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

Single price

\$519,950

Median sale price

Median price

\$475,250

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2018

to

30/09/2019

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	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 Pl 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



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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)

Agent Comments

 3  -  -

Price: \$520,800

Method: Sale

Date: 07/08/2019

Property Type: House (Res)

Land Size: 403 sqm approx



3/21 Kidgell St LILYDALE 3140 (REI)

Agent Comments

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Price: \$520,000

Method: Private Sale

Date: 16/08/2019

Property Type: House

Land Size: 194 sqm approx

6 Duffity Pl LILYDALE 3140 (VG)

Agent Comments

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Price: \$505,000

Method: Sale

Date: 04/05/2019

Property Type: House (Res)

Land Size: 110 sqm approx