

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

4/30 Deschamps Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Lilydale

Period - From 01/01/2024 to 31/03/2024 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	89 Cave Hill Rd LILYDALE 3140	\$705,000	02/12/2023
2	1/88-90 Anderson St LILYDALE 3140	\$687,500	15/01/2024
3	1/7 Kerr St LILYDALE 3140	\$681,000	15/04/2024

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:

23/04/2024 13:57

4/30 Deschamps Street, Lilydale Vic 3140

**Jellis
Craig**

Matt Lockyer

9870 6211

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 3  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

March quarter 2024: \$610,000

Comparable Properties



89 Cave Hill Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

Price: \$705,000

Method: Private Sale

Date: 02/12/2023

Property Type: House

Land Size: 447 sqm approx



1/88-90 Anderson St LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$687,500

Method: Private Sale

Date: 15/01/2024

Property Type: Unit

Land Size: 277 sqm approx



1/7 Kerr St LILYDALE 3140 (REI)

Agent Comments

 3  2  4

Price: \$681,000

Method: Private Sale

Date: 15/04/2024

Property Type: Unit

Land Size: 236 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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