## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$3,158,000

# Property offered for sale

Address	6 Lydia Court, Deepdene Vic 3103
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$3,200,000	&	\$3,400,000

#### Median sale price

Median price \$2,985,400	Pro	pperty Type Ho	use	Suburb	Deepdene
Period - From 04/09/2022	to	03/09/2023	Sourc	ceREIV	

#### 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	25 Bevan St BALWYN 3103	\$3,585,000	05/08/2023
2	3 Reid St BALWYN 3103	\$3,280,000	10/08/2023

#### OR

3

9 Norbert St BALWYN 3103

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:	04/09/2023 14:34



02/09/2023





Rooms: 6

Property Type: House Land Size: 688 sqm approx

**Agent Comments** 

Nick O'Halloran 9831 2819 0430 345 086 nickohalloran@jelliscraig.com.au

**Indicative Selling Price** \$3,200,000 - \$3,400,000 **Median House Price** 04/09/2022 - 03/09/2023: \$2,985,400

# Comparable Properties



25 Bevan St BALWYN 3103 (REI)





Price: \$3,585,000 Method: Auction Sale Date: 05/08/2023

Property Type: House (Res) Land Size: 735 sqm approx

**Agent Comments** 



3 Reid St BALWYN 3103 (REI)







Price: \$3,280,000

Method: Sold Before Auction

Date: 10/08/2023

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



9 Norbert St BALWYN 3103 (REI)





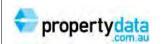
Price: \$3,158,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res) Land Size: 681 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966





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