

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

6 Lydia Court, Deepdene Vic 3103

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 Property Type House Suburb Deepdene

Period - From 04/09/2022 to 03/09/2023 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	25 Bevan St BALWYN 3103	\$3,585,000	05/08/2023
2	3 Reid St BALWYN 3103	\$3,280,000	10/08/2023
3	9 Norbert St BALWYN 3103	\$3,158,000	02/09/2023

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:

04/09/2023 14:34



3 2 2

Rooms: 6
Property Type: House
Land Size: 688 sqm approx
[Agent Comments](#)

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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)

[Agent Comments](#)

5 3 2

Price: \$3,585,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 735 sqm approx



3 Reid St BALWYN 3103 (REI)

[Agent Comments](#)

3 2 2

Price: \$3,280,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: House (Res)
Land Size: 651 sqm approx



9 Norbert St BALWYN 3103 (REI)

[Agent Comments](#)

4 2 1

Price: \$3,158,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 681 sqm approx