

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

33 Chester Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 31/12/2023 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	19 The Gateway LILYDALE 3140	\$1,005,000	15/11/2023
2	3 Don Ct LILYDALE 3140	\$990,000	27/12/2023
3	52 St Andrews Dr CHIRNSIDE PARK 3116	\$950,000	19/12/2023

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:

06/03/2024 18:08

33 Chester Street, Lilydale Vic 3140

BARRYPLANT

Ashley Hutson

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Indicative Selling Price

\$950,000 - \$990,000

Median House Price

December quarter 2023: \$1,025,000



4 2 2

Property Type: House

Land Size: 764 sqm approx

Agent Comments

Comparable Properties



19 The Gateway LILYDALE 3140 (REI)

Agent Comments

5 2 2

Price: \$1,005,000

Method: Private Sale

Date: 15/11/2023

Property Type: House

Land Size: 721 sqm approx



3 Don Ct LILYDALE 3140 (REI/VG)

Agent Comments

4 2 2

Price: \$990,000

Method: Private Sale

Date: 27/12/2023

Property Type: House

Land Size: 720 sqm approx



52 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 1

Price: \$950,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 851 sqm approx

Account - Barry Plant | P: 03 9735 3300



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