

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

201/32 Lilydale Grove Hawthorn East VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

710/32 Lilydale Grove Hawthorn East VIC 3123	\$350,000	03-Dec-20
112/20 Camberwell Road Hawthorn East VIC 3123	\$336,000	08-Dec-20
15/23 Hawthorn Grove Hawthorn VIC 3122	\$336,000	18-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 24 January 2021



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**710/32 Lilydale Grove Hawthorn
East VIC 3123**

1 1 1

Sold Price

\$350,000

Sold Date **03-Dec-20**

Distance

-



**112/20 Camberwell Road Hawthorn
East VIC 3123**

1 1 1

Sold Price

^{RS} **\$336,000** ^{UN}

Sold Date **08-Dec-20**

Distance

0.22km



**15/23 Hawthorn Grove Hawthorn
VIC 3122**

1 1 1

Sold Price

Sold Date **18-Dec-20**

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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