

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

215/30-32 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Hawthorn East

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	801/32 Lilydale Gr HAWTHORN EAST 3123	\$355,000	22/11/2023
2	701/32 Lilydale Gr HAWTHORN EAST 3123	\$350,000	22/02/2024
3	307/32 Lilydale Gr HAWTHORN EAST 3123	\$300,000	02/02/2024

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 13:22



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
March quarter 2024: \$615,000

Comparable Properties

801/32 Lilydale Gr HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$355,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: Unit

701/32 Lilydale Gr HAWTHORN EAST 3123 (VG) Agent Comments



Price: \$350,000
Method: Sale
Date: 22/02/2024
Property Type: Strata Unit/Flat

307/32 Lilydale Gr HAWTHORN EAST 3123 (VG) Agent Comments



Price: \$300,000
Method: Sale
Date: 02/02/2024
Property Type: Strata Unit/Flat