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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	n \$300,000		&		\$330,000)		
Median sale pr	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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		
 1 1			
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) ┣━━━━━━ 1	Agent Comments		
Price: \$300,000 Method: Sale Date: 02/02/2024 Property Type: Strata Unit/Flat			

Account - Little Real Estate | P: 07 3037 0255

propertydata



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