

experienced in service

- p +61 3 8539 3333
- e service@woodproperty.com.au
- a 15 Wellington Street, St Kilda VIC 3182

ABN 35 977 813 434

## **Statement of Information**

Sections 47AF of the Estate Agents Act 1980

Property of	ffered f	or sale
-------------	----------	---------

roperty offered for	Saic							
Address	809/30-32 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 betw	een S	\$360,000		&	\$390,000
Median sale price								
(*Delete house or unit	as applicable)							
Median price	\$598,157	*H	ouse *U	nit X		Suburb	Hawthorn E	East
Period - From	April 2018	to	March 2019		Source	CoreLogic	;	

## Comparable property sales

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
509/8 Montrose Street, Hawthorn East Vic 3123	\$390,500	05/12/2018
105/2A Montrose Street, Hawthorn East Vic 3123	\$385,000	01/12/2018
1204/377-383 Burwood Road, Hawthorn Vic 3122	\$361,000	05/12/2018

