

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

G10/12 ALBERT STREET 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

\$325,000

&

\$357,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2024

to

31 Mar 2025

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

811/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	335000	18-Feb-25
611/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	330000	22-Oct-24
609/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	325000	23-Oct-24

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: 22 April 2025



**811/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **335000** Sold Date **18-Feb-25**

Distance **0.04km**

611/30-32 Lilydale Grove, Hawthorn East



**611/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **330000** Sold Date **22-Oct-24**

Distance **0.04km**



**609/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **325000** Sold Date **23-Oct-24**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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