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

803/18 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this		

Single price \$750,000

Median sale price

Median price	\$610,000	Pro	perty Type Unit	:	Suburb	Hawthorn East
Period - From	19/08/2023	to	18/08/2024	Sourc	e 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.

Ade	dress of comparable property	Price	Date of sale
1	12/121 Riversdale Rd HAWTHORN 3122	\$725,000	13/08/2024
2	314/102 Camberwell Rd HAWTHORN EAST 3123	\$736,000	12/08/2024
3	117/828 Burke Rd CAMBERWELL 3124	\$718,500	06/08/2024

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:

19/08/2024 16:23





Victor Zhang 0488699991 victor.zhang@vicprop.com.au



Property Type: Land Size: 62 sqm approx Agent Comments Indicative Selling Price \$750,000 Median Unit Price 19/08/2023 - 18/08/2024: \$610,000

Comparable Properties



2/YOLI CARDENS

12/121 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$725,000 Method: Private Sale Date: 13/08/2024 Property Type: Apartment

314/102 Camberwell Rd HAWTHORN EAST A
3123 (REI)

D 1

Agent Comments



Price: \$736,000 Method: Sold Before Auction Date: 12/08/2024 Property Type: Unit



117/828 Burke Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$718,500 Method: Private Sale Date: 06/08/2024 Property Type: Unit

Account - VICPROP



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