

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 price see consumer.vic.gov.au/underquoting

Single price \$750,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn East

Period - From 19/08/2023 to 18/08/2024 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	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



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



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 3123 (REI) [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