

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

110/32 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$420,000

Median sale price

Median price \$674,000

Property Type Unit

Suburb Hawthorn East

Period - From 01/01/2020

to 31/12/2020

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	205/102 Camberwell Rd HAWTHORN EAST 3123	\$415,500	08/10/2020
2	303/157-163 Burwood Rd HAWTHORN 3122	\$415,000	16/11/2020
3	5/151-155 Burwood Rd HAWTHORN 3122	\$408,500	15/02/2021

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:

26/02/2021 09:02



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$420,000

Median Unit Price

Year ending December 2020: \$674,000

Comparable Properties



**205/102 Camberwell Rd HAWTHORN EAST
3123 (REI/VG)**

Agent Comments

1 bed 1 bath 1 car

Price: \$415,500

Method: Private Sale

Date: 08/10/2020

Property Type: Apartment



**303/157-163 Burwood Rd HAWTHORN 3122
(REI/VG)**

Agent Comments

1 bed 1 bath 1 car

Price: \$415,000

Method: Private Sale

Date: 16/11/2020

Property Type: Apartment



5/151-155 Burwood Rd HAWTHORN 3122 (REI) Agent Comments

1 bed 1 bath 1 car

Price: \$408,500

Method: Private Sale

Date: 15/02/2021

Property Type: Apartment