

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

409/32 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$420,000 & \$430,000

Median sale price

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

Period - From 06/04/2021 to 05/04/2022 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	109/10 Lilydale Gr HAWTHORN EAST 3123	\$570,000	13/11/2021
2	324/17 Lynch St HAWTHORN 3122	\$545,000	18/02/2022
3	205/7 Montrose St HAWTHORN EAST 3123	\$500,000	02/12/2021

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:

06/04/2022 11:19

409/32 Lilydale Grove, Hawthorn East Vic 3123



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Indicative Selling Price

\$420,000 - \$430,000

Median Unit Price

06/04/2021 - 05/04/2022: \$610,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



109/10 Lilydale Gr HAWTHORN EAST 3123 (VG)

Agent Comments

2 - -

Price: \$570,000

Method: Sale

Date: 13/11/2021

Property Type: Strata Unit/Flat



324/17 Lynch St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$545,000

Method: Private Sale

Date: 18/02/2022

Property Type: Apartment



205/7 Montrose St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 02/12/2021

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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