

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

112/32 LILYDALE GROVE 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,650,000

Property type

Units

Suburb

Hawthorn East

Period-from

01 Jan 2024

to

31 Dec 2024

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

408/2A MONTROSE PLACE HAWTHORN EAST VIC 3123	500000	07-Nov-24
403/36 LILYDALE GROVE HAWTHORN EAST VIC 3123	500000	25-Sep-24
311/12 ALBERT STREET HAWTHORN EAST VIC 3123	525000	03-Aug-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: 27 January 2025



**408/2A MONTROSE PLACE
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price

500000 Sold Date **07-Nov-24**

Distance **0.16km**



**403/36 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price

Sold Date **25-Sep-24**

Distance **0.04km**



**311/12 ALBERT STREET
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price

525000 Sold Date **03-Aug-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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