## 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

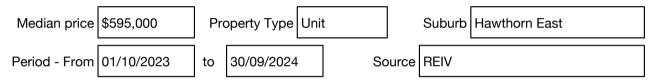
215/30-32 Lilydale Grove, Hawthorn East Vic 3123

#### Indicative selling price

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

Single price \$298,000

#### Median sale price



### 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	611/30-32 Lilydale Gr HAWTHORN EAST 3123	\$330,000	22/10/2024
2	405/30-32 Lilydale Gr HAWTHORN EAST 3123	\$320,000	13/09/2024
3	301/32 Lilydale Gr HAWTHORN EAST 3123	\$293,000	09/08/2024

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:

31/10/2024 09:25









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$298,000 Median Unit Price Year ending September 2024: \$595,000

# **Comparable Properties**



611/30-32 Lilydale Gr HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$330,000 Method: Private Sale Date: 22/10/2024 Property Type: Apartment



405/30-32 Lilydale Gr HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$320,000 Method: Private Sale Date: 13/09/2024 Property Type: Apartment



301/32 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)



Price: \$293,000 Method: Private Sale Date: 09/08/2024 Property Type: Apartment

#### Account - Little Real Estate | P: 07 3037 0255



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Agent Comments