

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
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Indicative selling price

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

Single price

\$298,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/10/2023

to

30/09/2024

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	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



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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)

1 1 1

Price: \$330,000

Method: Private Sale

Date: 22/10/2024

Property Type: Apartment



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

1 1 1

Price: \$320,000

Method: Private Sale

Date: 13/09/2024

Property Type: Apartment



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

1 1 -

Price: \$293,000

Method: Private Sale

Date: 09/08/2024

Property Type: Apartment