

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

604/36 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

\$449,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2020

to

30 Jun 2021

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

412/12 Albert Street Hawthorn East VIC 3123	\$508,000	30-Mar-21
201/20 Camberwell Road Hawthorn East VIC 3123	\$529,600	02-Apr-21
6/26 Auburn Grove Hawthorn East VIC 3123	\$467,550	16-Jun-21

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: 12 July 2021



412/12 Albert Street Hawthorn East VIC 3123 Sold Price **\$508,000** Sold Date **30-Mar-21**

2 2 1

Distance -



201/20 Camberwell Road Hawthorn East VIC 3123 Sold Price **\$529,600** Sold Date **02-Apr-21**

2 1 1

Distance **0.17km**



6/26 Auburn Grove Hawthorn East VIC 3123 Sold Price ^{RS} **\$467,550** Sold Date **16-Jun-21**

2 1 1

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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