

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

608/32 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2021

to

30 Apr 2022

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

201/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$600,000	29-Dec-21
104/309 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$640,000	07-Oct-21
202/31 QUEENS AVENUE HAWTHORN VIC 3122	\$641,000	11-Dec-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: 25 May 2022



**201/7 MONTROSE STREET
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$600,000** Sold Date **29-Dec-21**

Distance -



**104/309 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$640,000** Sold Date **07-Oct-21**

Distance -



**202/31 QUEENS AVENUE
HAWTHORN VIC 3122**

 2  2  1

Sold Price **\$641,000** Sold Date **11-Dec-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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