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

307/10 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	14/04/2024	to	13/04/2025		So	urce	Propert	y Data

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 sixmonths 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		
2		
3		

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:

14/04/2025 14:28





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Property Type: Apartment Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price 14/04/2024 - 13/04/2025: \$580,000

Comparable Properties

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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