

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

701/30-32 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$385,000 & \$410,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2021 to 31/12/2021 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	13/20 Denmark Hill Rd HAWTHORN EAST 3123	\$415,000	22/10/2021
2	102/309 Riversdale Rd HAWTHORN EAST 3123	\$410,000	27/10/2021
3	101/38 Harold St HAWTHORN EAST 3123	\$400,000	14/12/2021

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:

22/03/2022 10:09



Property Type: Apartment

Agent Comments

Comparable Properties



13/20 Denmark Hill Rd HAWTHORN EAST 3123 Agent Comments
(VG)



Price: \$415,000

Method: Sale

Date: 22/10/2021

Property Type: Strata Unit/Flat



102/309 Riversdale Rd HAWTHORN EAST Agent Comments
3123 (REI/VG)



Price: \$410,000

Method: Private Sale

Date: 27/10/2021

Property Type: Apartment



101/38 Harold St HAWTHORN EAST 3123 (VG) Agent Comments



Price: \$400,000

Method: Sale

Date: 14/12/2021

Property Type: Strata Unit/Flat