

## 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

106/32 LILYDALE GROVE HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2022

to

31 Aug 2023

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

206/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$568,000	22-May-23
321/311 BURWOOD ROAD HAWTHORN VIC 3122	\$570,500	21-Jul-23
201/729 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$580,000	02-May-23

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.~~

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**206/81 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$568,000** Sold Date **22-May-23**

Distance **1.37km**



**321/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

2 2 1

Sold Price <sup>RS</sup> **\$570,500** Sold Date **21-Jul-23**

Distance **1.29km**



**201/729 BURWOOD ROAD  
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$580,000** Sold Date **02-May-23**

Distance **0.09km**

RS = Recent sale      UN = Undisclosed Sale

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