

# 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

215/32 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)

Single price

\$335,000

### Median sale price

Median price

\$579,400

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/10/2023

to

31/12/2023

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	212/121 Power St HAWTHORN 3122	\$435,000	16/03/2024
2	216/311 Burwood Rd HAWTHORN 3122	\$380,000	09/03/2024
3	801/32 Lilydale Gr HAWTHORN EAST 3123	\$355,000	22/11/2023

**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:

10/04/2024 15:08



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$335,000  
**Median Unit Price**  
December quarter 2023: \$579,400

## Comparable Properties



**212/121 Power St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$435,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Apartment



**216/311 Burwood Rd HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 09/03/2024  
**Property Type:** Unit

**801/32 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$355,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2023  
**Property Type:** Unit