

# 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 301/32-34 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)

Range between \$275,000 & \$300,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2024 to 31/03/2024 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	304/32 Lilydale Gr HAWTHORN EAST 3123	\$342,000	04/04/2024
2	610/32 Lilydale Gr HAWTHORN EAST 3123	\$325,000	16/05/2024
3	307/32 Lilydale Gr HAWTHORN EAST 3123	\$300,000	02/02/2024

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: 05/06/2024 14:56



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$275,000 - \$300,000

**Median Unit Price**

March quarter 2024: \$615,000

## Comparable Properties

**304/32 Lilydale Gr HAWTHORN EAST 3123 (VG)**

Agent Comments



**Price:** \$342,000

**Method:** Sale

**Date:** 04/04/2024

**Property Type:** Strata Unit/Flat



**610/32 Lilydale Gr HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$325,000

**Method:** Private Sale

**Date:** 16/05/2024

**Property Type:** Apartment

**307/32 Lilydale Gr HAWTHORN EAST 3123 (VG)**

Agent Comments



**Price:** \$300,000

**Method:** Sale

**Date:** 02/02/2024

**Property Type:** Strata Unit/Flat