

# 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 303/32 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 \$325,000

### 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	701/32 Lilydale Gr HAWTHORN EAST 3123	\$350,000	22/02/2024
2	304/32 Lilydale Gr HAWTHORN EAST 3123	\$342,000	04/04/2024
3	610/32 Lilydale Gr HAWTHORN EAST 3123	\$325,000	16/05/2024

**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: 08/07/2024 08:36



1   
 1   
 1 + Storage

**Indicative Selling Price**  
 \$325,000  
**Median Unit Price**  
 March quarter 2024: \$615,000

**Property Type:** Apartment Agent  
 Comments Vacant, about 9 y.o.  
 Body Corp fees approx. \$3600 PA  
 Car park & Storage Cage @ B3

## Comparable Properties

701/32 Lilydale Gr HAWTHORN EAST 3123 (VG) Agent Comments

1   
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**Price:** \$350,000  
**Method:** Sale  
**Date:** 22/02/2024  
**Property Type:** Strata Unit/Flat

304/32 Lilydale Gr HAWTHORN EAST 3123 (VG) Agent Comments

1   
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**Price:** \$342,000  
**Method:** Sale  
**Date:** 04/04/2024  
**Property Type:** Strata Unit/Flat



610/32 Lilydale Gr HAWTHORN EAST 3123 (REI/VG) Agent Comments

1   
 1   
 1

**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 16/05/2024  
**Property Type:** Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707