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		

Single price \$325,000

Median sale price

Median price	\$615,000	Pro	perty Type Unit	t	S	Suburb	Hawthorn East
Period - From	01/01/2024	to	31/03/2024	Sou	urce R	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.

Add	dress 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









Property Type: Apartment Agent Comments Vacant, about 9 y.o. Body Corp fees approx. \$3600 PA Car park & Storage Cage @ B3 Indicative Selling Price \$325,000 Median Unit Price March quarter 2024: \$615,000

Comparable Properties

701/32 Lilydale Gr HAWTHORN EAST 3123 (VG)	Agent Comments
•== 1 • • • • • • • • • • • • • • • • •	
Price: \$350,000	
Method: Sale	
Date: 22/02/2024 Property Type: Strata Unit/Flat	
304/32 Lilydale Gr HAWTHORN EAST 3123 (VG)	Agent Comments
\sim	
•== 1 • • • • • • • • • • • • • • • • •	
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	





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