

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 407/10 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$460,000

Median sale price

Median price \$666,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2023 to 30/06/2023 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	406/2 Tweed St HAWTHORN 3122	\$450,000	14/07/2023
2	101/1 Cook St HAWTHORN 3122	\$447,000	16/03/2023
3	102/8 Luton La HAWTHORN 3122	\$445,000	04/04/2023

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: 11/08/2023 11:04



Rooms: 3
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
June quarter 2023: \$666,000

Comparable Properties



406/2 Tweed St HAWTHORN 3122 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 14/07/2023
Property Type: Apartment



101/1 Cook St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$447,000
Method: Private Sale
Date: 16/03/2023
Property Type: Apartment



102/8 Luton La HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 04/04/2023
Property Type: Apartment