

# 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 58 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 \$1,370,000 & \$1,500,000

### Median sale price

Median price \$2,570,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2023 to 30/09/2023 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	23 William St HAWTHORN 3122	\$1,710,000	23/08/2023
2	17 Torrington St CANTERBURY 3126	\$1,495,000	07/08/2023
3			

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: 01/11/2023 13:00

58 Lilydale Grove, Hawthorn East Vic 3123

Tim Heavyside  
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**Property Type:** House (Res)  
**Land Size:** 314 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,370,000 - \$1,500,000  
**Median House Price**  
September quarter 2023: \$2,570,000

## Comparable Properties



**23 William St HAWTHORN 3122 (REI)**

**Agent Comments**

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**Price:** \$1,710,000  
**Method:** Sold Before Auction  
**Date:** 23/08/2023  
**Property Type:** House (Res)  
**Land Size:** 280 sqm approx



**17 Torrington St CANTERBURY 3126 (REI/VG)** **Agent Comments**

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**Price:** \$1,495,000  
**Method:** Private Sale  
**Date:** 07/08/2023  
**Property Type:** House  
**Land Size:** 418 sqm approx

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.

**Account - Heavyside**



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