

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

601/36 LILYDALE GROVE HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

6/5 HOLLY STREET CAMBERWELL VIC 3124	\$754,999	13-May-23
2/22 ROSSFIELD AVENUE KEW VIC 3101	\$815,000	12-Aug-23
9/69 WATTLE ROAD HAWTHORN VIC 3122	\$775,000	15-May-23

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 6 months.~~

This Statement of Information was prepared on: 06 November 2023



6/5 HOLLY STREET CAMBERWELL VIC 3124 Sold Price **\$754,999** Sold Date **13-May-23**

 3  1  1

Distance **1.03km**



2/22 ROSSFIELD AVENUE KEW VIC 3101 Sold Price **\$815,000** Sold Date **12-Aug-23**

 3  1  2

Distance **1.29km**



9/69 WATTLE ROAD HAWTHORN VIC 3122 Sold Price **\$775,000** Sold Date **15-May-23**

 3  1  1

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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