

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

609/32 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

\$320,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

17 Nov 2023

to

17 May 2024

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

304/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$342,000	04-Apr-24
701/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$350,000	22-Feb-24
801/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$355,000	22-Nov-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: 17 May 2024

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**304/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$342,000** Sold Date **04-Apr-24**

Distance **0km**



**701/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$350,000** Sold Date **22-Feb-24**

Distance **0km**



**801/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$355,000** Sold Date **22-Nov-23**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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