

## 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

705/32 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2023

to

30 Apr 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: 13 May 2024

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

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Sold Price **\$342,000** Sold Date **04-Apr-24**Distance **0km****701/32 LILYDALE GROVE  
HAWTHORN EAST VIC 3123**

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Sold Price **\$350,000** Sold Date **22-Feb-24**Distance **0km****801/32 LILYDALE GROVE  
HAWTHORN EAST VIC 3123**

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Sold Price **\$355,000** Sold Date **22-Nov-23**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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