

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

311/32 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2018

to

31 Aug 2019

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

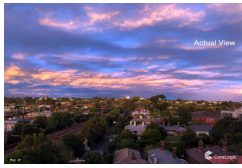
Date of sale

501/36 Lilydale Grove Hawthorn East VIC 3123	\$620,000	13-Jun-19
510/12 Albert Street Hawthorn East VIC 3123	\$535,000	19-Aug-19
202/7 Montrose Street Hawthorn East VIC 3123	\$520,000	21-Mar-19

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: 24 September 2019



501/36 Lilydale Grove Hawthorn East VIC 3123

2 2 2

Sold Price

\$620,000

Sold Date

13-Jun-19

Distance

0.04km



510/12 Albert Street Hawthorn East VIC 3123

2 2 1

Sold Price

\$535,000^{UN}

Sold Date

19-Aug-19

Distance

0.04km



202/7 Montrose Street Hawthorn East VIC 3123

2 1 1

Sold Price

\$520,000

Sold Date

21-Mar-19

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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