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Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**409/32 Lilydale Grove,
HAWTHORN EAST 3123**

Unit

2 beds

1 baths

1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$480,000 - \$500,000

Median sale price

Median **Unit** for **HAWT HORN EAST** for period **Nov 2018 - Nov 2019**

Sourced from REIV.

\$580,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

106/32 Lilydale Grove,
Hawthorn East 3123

Price **\$500,000** Sold 19
September 2019

212/140 Cotham Road,
Kew 3101

Price **\$530,000** Sold 06
September 2019

3/787 Burwood Road,
Hawthorn East 3123

Price **\$520,000** Sold 20
August 2019

This Statement of Information was prepared on 6th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Ross Hunt Real Estate

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Contact agents



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