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	506/32 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $330,000 & $350,000

Median sale price

Median price $661,750 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2021 to 30/06/2022 Source REIV

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 six 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
1	1204/377 Burwood Rd HAWTHORN 3122	$347,000	23/07/2022
2	13/23 Hawthorn Gr HAWTHORN 3122	$335,000	15/06/2022
3	201/25 Lynch St HAWTHORN 3122	$327,000	22/06/2022

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 six months.~~

This Statement of Information was prepared on: 07/09/2022 09:19

506/32 Lilydale Grove, Hawthorn East Vic 3123



1 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$330,000 - $350,000
Median Unit Price
Year ending June 2022: $661,750

Comparable Properties



1204/377 Burwood Rd HAWTHORN 3122 (REI)

1 1 1

Price: $347,000
Method: Private Sale
Date: 23/07/2022
Property Type: Apartment

Agent Comments

13/23 Hawthorn Gr HAWTHORN 3122 (VG)

2 - -

Price: $335,000
Method: Sale
Date: 15/06/2022
Property Type: Strata Unit/Flat

Agent Comments



201/25 Lynch St HAWTHORN 3122 (REI/VG)

1 1 -

Price: $327,000
Method: Private Sale
Date: 22/06/2022
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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