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	105/32 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price	$667,500	Property type	Unit	Suburb	Hawthorn East
Period - From	01 January 2021	to	31 December 2021	Source	Price Finder

Comparable property sales

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
408/12 ALBERT ST, HAWTHORN EAST, VIC 3123	$350,000	09/03/2022
6/67 AUBURN RD, HAWTHORN, VIC 3122	$350,000	07/03/2022
203/12 ALBERT ST, HAWTHORN EAST, VIC 3123	$350,000	02/02/2022

This Statement of Information was prepared on: 30/03/2022