

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 409/32 Lilydale Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Hawthorn East

Period - From 15/07/2020 to 14/07/2021 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	207/2a Montrose PI HAWTHORN EAST 3123	\$545,000	16/04/2021
2	412/12 Albert St HAWTHORN EAST 3123	\$508,000	03/04/2021
3	211/2a Montrose PI HAWTHORN EAST 3123	\$507,000	09/03/2021

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: 15/07/2021 14:59



Property Type: Apartment
Agent Comments

Comparable Properties



207/2a Montrose PI HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 16/04/2021
Rooms: 4
Property Type: Apartment



412/12 Albert St HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$508,000
Method: Private Sale
Date: 03/04/2021
Property Type: Apartment



211/2a Montrose PI HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$507,000
Method: Private Sale
Date: 09/03/2021
Property Type: Apartment