

## 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	509/30-32 Lilydale Grove, Hawthorn East Vic 3123
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$385,000
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#### Median sale price

Median price	\$675,000	House		Unit	X	Suburb	Hawthorn East
Period - From	01/07/2016	to	30/06/2017	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		
2		
3		

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.

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**Indicative Selling Price**

\$385,000

**Median Unit Price**

Year ending June 2017: \$675,000



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

Contemporary one bedroom apartment with balcony, car parking and storage.



## Comparable Properties

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.