

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	708/32 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

Single price	\$689,500
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Median sale price

Median price	\$722,000	House		Unit	X	Suburb	Hawthorn East
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

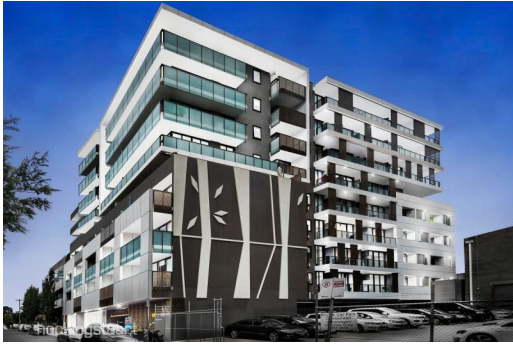
Comparable property sales (*Delete A or B below as applicable)

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.



 2
  2
  1

Rooms: 0
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$689,500
Median Unit Price
 June quarter 2017: \$722,000

Comparable Properties



106/414 Auburn Rd HAWTHORN 3122 (REI)

 2
  1
  1

Agent Comments
 only one bathroom

Price: \$680,000
Method: Private Sale
Date: 11/04/2017
Rooms: -
Property Type: Apartment



508/8 Montrose St HAWTHORN EAST 3123 (REI/VG)

 2
  2
  1

Agent Comments
 does not have a study area.

Price: \$638,000
Method: Private Sale
Date: 06/04/2017
Rooms: -
Property Type: Apartment

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.