

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

001A/36 Lilydale grove,  
HAWTHORN EAST 3123

Unit



2 beds



2 baths



1 parking

### Indicative selling price

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

**Range from \$500,000 -  
\$550,000**

### Median sale price

Median Unit for **HAWT HORN EAST** for period **Mar 2017 - Jun 2017**  
Sourced from REIV.

**\$706,000**

### 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 the most comparable to the property for sale.

**314/8 Montrose St,**  
Hawthorn east 3123

Price **\$725,000** Sold 06 January 2017

**12/11 Auburn Grove,**  
Hwathorn 3122

Price **\$585,000** Sold 08 April 2017

**401/38 Camberwell Rd,**  
Hawthorn East 3123

Price **\$785,000** Sold 25 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents

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