

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

113/17 Lynch Street Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

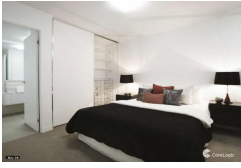
Date of sale

309/2 Golding Street Hawthorn VIC 3122	\$420,000	04-Aug-20
207/36 Lynch Street Hawthorn VIC 3122	\$428,000	07-Aug-20
601/2 Tweed Street Hawthorn VIC 3122	\$418,500	17-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 05 February 2021



309/2 Golding Street Hawthorn VIC 3122 Sold Price

\$420,000 Sold Date **04-Aug-20**

1 1 1

Distance **0.05km**

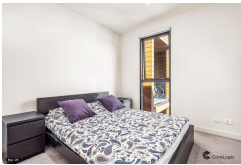


207/36 Lynch Street Hawthorn VIC 3122 Sold Price

\$428,000 Sold Date **07-Aug-20**

1 1 1

Distance **0.35km**



601/2 Tweed Street Hawthorn VIC 3122 Sold Price

\$418,500 Sold Date **17-Oct-20**

1 1 1

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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