

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

202/36 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2021 to 31/12/2021 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 | 103/2 Tweed St HAWTHORN 3122 | \$425,000 | 28/10/2021 |
| 2 | 204/17 Lynch St HAWTHORN 3122 | \$395,000 | 10/03/2022 |
| 3 | 509/311 Burwood Rd HAWTHORN 3122 | \$390,000 | 07/10/2021 |

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:

28/03/2022 16:23



Property Type: Apartment
Land Size: 63 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$420,000
Median Unit Price
Year ending December 2021: \$600,000

Comparable Properties



103/2 Tweed St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 28/10/2021
Property Type: Apartment



204/17 Lynch St HAWTHORN 3122 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 10/03/2022
Property Type: Apartment



509/311 Burwood Rd HAWTHORN 3122
(REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 07/10/2021
Property Type: Apartment