

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

101/17 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$603,500

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2021

to 31/03/2021

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 | 401/157-163 Burwood Rd HAWTHORN 3122 | \$560,000 | 13/11/2020 |
| 2 | 115/138 Camberwell Rd HAWTHORN EAST 3123 | \$557,500 | 15/02/2021 |
| 3 | 207/2a Montrose Pl HAWTHORN EAST 3123 | \$545,000 | 16/04/2021 |

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:

03/05/2021 16:29



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$549,000
Median Unit Price
March quarter 2021: \$603,500

Comparable Properties



401/157-163 Burwood Rd HAWTHORN 3122
(REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 13/11/2020
Property Type: Apartment



115/138 Camberwell Rd HAWTHORN EAST
3123 (REI/VG)

Agent Comments



Price: \$557,500
Method: Private Sale
Date: 15/02/2021
Property Type: Apartment



207/2a Montrose Pl HAWTHORN EAST 3123
(REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 16/04/2021
Property Type: Apartment