## 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/under	quoting
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Single price \$549,000

#### Median sale price

Median price	\$603,500	Pro	perty Type Uni	t		Suburb	Hawthorn
Period - From	01/01/2021	to	31/03/2021	So	urce	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.

Ade	dress 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 PI 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 Agent Comments (REI)



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



115/138 Camberwell Rd HAWTHORN EASTAgent Comments3123 (REI/VG)Agent Comments



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



207/2a Montrose PI HAWTHORN EAST 3123 Agent Comments (REI)



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

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.