

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

65/29 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2019

to

31 Oct 2020

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

501/25 Lynch Street Hawthorn VIC 3122	\$420,000	10-Mar-20
309/2 Golding Street Hawthorn VIC 3122	\$420,000	04-Aug-20
605/377-383 Burwood Road Hawthorn VIC 3122	\$345,000	17-Jul-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: 23 November 2020



501/25 Lynch Street Hawthorn VIC 3122 Sold Price **\$420,000** Sold Date **10-Mar-20**

1 1 1

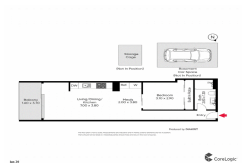
Distance **0.04km**



309/2 Golding Street Hawthorn VIC 3122 Sold Price Sold Date **04-Aug-20**

1 1 1

Distance **0.15km**



605/377-383 Burwood Road Hawthorn VIC 3122 Sold Price **\$345,000** Sold Date **17-Jul-20**

1 1 1

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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