

## 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

308/80 LYNCH STREET HAWTHORN VIC 3122

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2022

to

30 Apr 2023

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

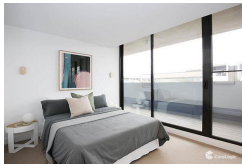
Date of sale

409/8 LUTON LANE HAWTHORN VIC 3122	\$585,000	30-Jan-23
612/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$620,000	03-Dec-22
303/2 TWEED STREET HAWTHORN VIC 3122	\$725,000	07-Apr-23

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: 30 May 2023



### 409/8 LUTON LANE HAWTHORN VIC 3122

2 1 1

Sold Price

**\$585,000**

Sold Date

**30-Jan-23**

Distance

**0.15km**


### 612/377-383 BURWOOD ROAD HAWTHORN VIC 3122

2 1 1

Sold Price

**\$620,000**

Sold Date

**03-Dec-22**

Distance

**0.26km**


### 303/2 TWEED STREET HAWTHORN VIC 3122

2 1 2

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**07-Apr-23**

Distance

**0.43km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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