

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

204/36 Lynch St, Hawthorn

Indicative selling price

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

Single price \$519,000

or range between

N/A

&

N/A

Median sale price

(*Delete house or unit as applicable)

Median price \$541,250

*House

*unit

x

Suburb
or locality

Hawthorn

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 26/1 Domville Ave Hawthorn	\$545,000	30/03/2017
2. B317/12 Albert St Hawthorn	\$508,000	28/06/2017
3. 5/305 Riversdale Rd, Hawthorn	\$500,000	27/05/2017