

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

103/17 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$420,000

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	401/311 Burwood Rd HAWTHORN 3122	\$420,000	11/03/2021
2	311/17 Lynch St HAWTHORN 3122	\$420,000	17/04/2021
3	408/17 Lynch St HAWTHORN 3122	\$415,000	18/03/2021

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:

13/05/2021 09:13



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$420,000
Median Unit Price
March quarter 2021: \$603,500

Comparable Properties



401/311 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 11/03/2021
Property Type: Apartment

311/17 Lynch St HAWTHORN 3122 (REI)

Agent Comments



Price: \$420,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment

408/17 Lynch St HAWTHORN 3122 (VG)

Agent Comments



Price: \$415,000
Method: Sale
Date: 18/03/2021
Property Type: Strata Unit/Flat