## 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

5 1 5 1 5	For the meaning of this	s price see	consumer.vic.gov.a	u/underquoting
-----------	-------------------------	-------------	--------------------	----------------

Single price \$420,000

#### Median sale price

Median price	\$603,500	Pro	perty Type Unit	t	Suburb	Hawthorn
Period - From	01/01/2021	to	31/03/2021	Sou	rce 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.

Add	Iress 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 Agent Comments (REI/VG)



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)



Price: \$415,000

**-**

Agent Comments

Method: Sale Date: 18/03/2021 Property Type: Strata Unit/Flat

Account - Little Real Estate | P: 07 3037 0255



REIV

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.