

## 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

43/29 LYNCH STREET HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2022

to

31 Jul 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

229/2 GOLDING STREET HAWTHORN VIC 3122	\$350,000	16-May-23
115/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$335,000	14-Apr-23
206/383 BURWOOD ROAD HAWTHORN VIC 3122	\$237,000	29-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 August 2023

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**229/2 GOLDING STREET  
HAWTHORN VIC 3122**

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Sold Price **\$350,000** Sold Date **16-May-23**Distance **0.15km****115/81 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

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Sold Price **\$335,000** Sold Date **14-Apr-23**Distance **0.74km****206/383 BURWOOD ROAD  
HAWTHORN VIC 3122**

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Sold Price **\$237,000** Sold Date **29-Apr-23**Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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