

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

211/17 LYNCH STREET HAWTHORN VIC 3122

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2023

to

31 Dec 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

206/200 BURWOOD ROAD HAWTHORN VIC 3122	\$640,000	21-Sep-23
17/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$655,000	16-Dec-23
504/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$638,000	02-Sep-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.~~

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**206/200 BURWOOD ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$640,000** Sold Date **21-Sep-23**

Distance **0.31km**



**17/102-118 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price ^{RS} **\$655,000** Sold Date **16-Dec-23**

Distance **1.8km**



**504/7 MONTROSE STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$638,000** Sold Date **02-Sep-23**

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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