

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 501/25 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$585,000

Property type Apartment

Suburb REIV

Period - From 01/07/2019

to

30/09/2019

Source REIV

Comparable property sales

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
8/107 Riversdale Road, Hawthorn	\$410,000	22/12/2019
102/311 Burwood Road, Hawthorn	\$410,000	19/12/2019
11/127 Riversdale Road, Hawthorn	\$439,000	06/12/2019

This Statement of Information was prepared on: 18 February 2020