

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

19/29 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

\$190,000

or range
between

&

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

44/29 LYNCH STREET HAWTHORN VIC 3122	\$173,500	27-Oct-23
51/29 LYNCH STREET HAWTHORN VIC 3122	\$190,000	13-Dec-23
3/17 PARK STREET HAWTHORN VIC 3122	\$220,000	13-Oct-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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Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



44/29 LYNCH STREET HAWTHORN VIC 3122 Sold Price **\$173,500** Sold Date **27-Oct-23**

1 1 -

Distance **0km**



51/29 LYNCH STREET HAWTHORN VIC 3122 Sold Price ^{RS} **\$190,000** ^{UN} Sold Date **13-Dec-23**

1 1 1

Distance **0km**



3/17 PARK STREET HAWTHORN VIC 3122 Sold Price **\$220,000** Sold Date **13-Oct-23**

1 1 -

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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