# 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

103/36 Lynch Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$560,000		&		\$570,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	13/187 Auburn Rd HAWTHORN 3122	\$585,000	03/11/2021
2	401/25 Lynch St HAWTHORN 3122	\$570,000	27/06/2021
3	19/523 Burwood Rd HAWTHORN 3122	\$560,000	12/11/2021

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:

22/11/2021 16:41









Property Type: Apartment Agent Comments

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**Indicative Selling Price** \$560,000 - \$570,000 **Median Unit Price** Year ending September 2021: \$595,000

# **Comparable Properties**



13/187 Auburn Rd HAWTHORN 3122 (REI)



Price: \$585,000 Method: Auction Sale Date: 03/11/2021 Property Type: Unit

401/25 Lynch St HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$570,000 Method: Private Sale Date: 27/06/2021 Property Type: Apartment

19/523 Burwood Rd HAWTHORN 3122 (REI)



Agent Comments

Agent Comments



Price: \$560.000 Method: Private Sale Date: 12/11/2021 Property Type: Apartment

# Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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