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

505/36 Lynch Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$395,000		&		\$430,000			
Median sale p	rice							
Median price	\$635,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2022	to	30/06/2022		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.

Add	dress of comparable property	Price	Date of sale
1	203/92 Kinkora Rd HAWTHORN 3122	\$442,500	16/07/2022
2	204/80 Lynch St HAWTHORN 3122	\$416,000	16/09/2022
3	202/36 Lynch St HAWTHORN 3122	\$395,000	01/06/2022

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:

14/10/2022 10:44



505/36 Lynch Street, Hawthorn Vic 3122







Property Type: Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> **Indicative Selling Price** \$395,000 - \$430,000 **Median Unit Price** June quarter 2022: \$635,000

Comparable Properties



203/92 Kinkora Rd HAWTHORN 3122 (REI)



Price: \$442,500 Date: 16/07/2022 Property Type: Unit

1

Method: Auction Sale

Agent Comments

Agent Comments

Agent Comments



Price: \$416,000 Method: Private Sale Date: 16/09/2022 Property Type: Apartment

202/36 Lynch St HAWTHORN 3122 (REI/VG)

204/80 Lynch St HAWTHORN 3122 (REI)

6 1



Price: \$395.000 Method: Private Sale Date: 01/06/2022 Property Type: Apartment

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



propertydata

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