

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

409/17 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$603,500

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2019

to

30/09/2020

Source 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.

	Address of comparable property	Price	Date of sale
1	6/45 Church St HAWTHORN 3122	\$650,000	17/09/2020
2	6/718 Burwood Rd HAWTHORN EAST 3123	\$605,000	10/08/2020
3	3/518 Tooronga Rd HAWTHORN EAST 3123	\$600,000	18/08/2020

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:

12/10/2020 15:51



2
 -
 2

Property Type: House (Res)
Land Size: 2393 sqm approx
Agent Comments

Indicative Selling Price

\$600,000 - \$630,000

Median Unit Price

Year ending September 2020: \$603,500

Comparable Properties



6/45 Church St HAWTHORN 3122 (REI)

Agent Comments

2
 2
 2

Price: \$650,000
Method: Private Sale
Date: 17/09/2020
Property Type: Apartment



6/718 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2
 1
 1

Price: \$605,000
Method: Private Sale
Date: 10/08/2020
Property Type: Apartment



3/518 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2
 1
 1

Price: \$600,000
Method: Private Sale
Date: 18/08/2020
Property Type: Apartment