## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$600,000		&		\$630,000			
Median sale pr	rice							
Median price	\$603,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/10/2019	to	30/09/2020		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	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







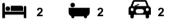


**Property Type:** House (Res) **Land Size:** 2393 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$630,000 Median Unit Price Year ending September 2020: \$603,500

# **Comparable Properties**



6/45 Church St HAWTHORN 3122 (REI)



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

Agent Comments



6/718 Burwood Rd HAWTHORN EAST 3123 (REI)

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



3/518 Tooronga Rd HAWTHORN EAST 3123 Agent Comments (REI)



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

Account - VICPROP



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.