

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

324/17 Lynch St, Hawthorn, VIC 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$550,000

Median sale priceMedian price

\$2,327,500

Property type

HOUSE

Suburb

Hawthorn

Period - From

01 July 20

to

30 June 21

Source

Corelogic

Comparable property sales

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
701/377-383 Burwood Road, Hawthorn Vic 3122	\$600,000	19/01/21
130/2 Golding Street, Hawthorn Vic 3122	\$575,000	20/01/21
507/121 Power Street, Hawthorn Vic 3122	\$610,000	03/07/21

This Statement of Information was prepared on:

22/11/21

Comparable properties



\$560,000

701/377-383 Burwood Rd, Hawthorn, Victoria

DATE: 19/01/21

PROPERTY TYPE: APARTMENT

 2  1
 1  XXX sqm



\$575,000

130/2 Golding Street, Hawthorn, Victoria

DATE: 20/01/21

PROPERTY TYPE: APARTMENT

 2  1
 1  XXX sqm



\$610,000

507/121 Power Street, Hawthorn, Victoria

DATE: 03/07/21

PROPERTY TYPE: APARTMENT

 2  1
 1  XXX sqm

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