

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

60/29 Lynch Street Hawthorn VIC 3122

Indicative selling price

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

Single Price

\$178,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

64/29 Lynch Street Hawthorn VIC 3122	\$176,000	15-Aug-21
49/589-591 Glenferrie Road Hawthorn VIC 3122	\$167,000	03-Jul-21

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 6 months.

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64/29 Lynch Street Hawthorn VIC 3122

Sold Price

\$176,000

Sold Date

15-Aug-21

1 1 -

Distance

-



49/589-591 Glenferrie Road Hawthorn VIC 3122

Sold Price

\$167,000

Sold Date

03-Jul-21

1 1 -

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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