

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

65/29 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$178,000

Median sale price

Median price

\$563,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2018

to

30/06/2019

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	501/1 Queens Av HAWTHORN 3122	\$192,000	07/08/2019
2	14/6 Mayston St HAWTHORN EAST 3123	\$187,500	08/05/2019
3	111/383 Burwood Rd HAWTHORN 3122	\$170,000	07/05/2019

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:

16/09/2019 09:29



Property Type: Land

Agent Comments

Ideally positioned in the heart of Hawthorn, this modern Student accommodation apartment is an ideal investment opportunity that should not be missed. Featuring open plan and light filled living area, this entertainer's apartment boasts the convenience of being less than a minute's walk from iconic Glenferrie Road; featuring shops, trains, bars and parklands. The sizeable bedroom, stylish bathroom, modern kitchen with gas cook top, stone benches and dishwasher, open plan living room and an expansive balcony make this apartment ideal for entertaining or simply enjoying the lush view.

Comparable Properties



501/1 Queens Av HAWTHORN 3122 (REI)

Agent Comments



Price: \$192,000

Method: Private Sale

Date: 07/08/2019

Property Type: Apartment



14/6 Mayston St HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$187,500

Method: Private Sale

Date: 08/05/2019

Property Type: Apartment



111/383 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$170,000

Method: Private Sale

Date: 07/05/2019

Property Type: Apartment