

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

605/36 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$395,000 & \$434,500

Median sale price

Median price \$635,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2022 to 30/06/2022 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	204/80 Lynch St HAWTHORN 3122	\$416,000	16/09/2022
2	2/86 Burnley St RICHMOND 3121	\$397,500	28/09/2022
3	202/36 Lynch St HAWTHORN 3122	\$395,000	01/06/2022

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:

12/10/2022 09:55



Property Type:
Agent Comments

Indicative Selling Price
\$395,000 - \$434,500
Median Unit Price
June quarter 2022: \$635,000

Comparable Properties



204/80 Lynch St HAWTHORN 3122 (REI)

Agent Comments



Price: \$416,000
Method: Private Sale
Date: 16/09/2022
Property Type: Apartment



2/86 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$397,500
Method: Private Sale
Date: 28/09/2022
Property Type: Apartment



202/36 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 01/06/2022
Property Type: Apartment