

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

207/36 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000

&

\$425,000

Median sale price

Median price \$529,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/07/2017

to

30/09/2017

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	9/454 Burwood Rd HAWTHORN 3122	\$420,000	12/08/2017
2	607/20 Burnley St RICHMOND 3121	\$418,000	06/10/2017
3	1/23 Hawthorn Gr HAWTHORN 3122	\$415,000	15/07/2017

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.~~



1
 1
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Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$400,000 - \$425,000
Median Unit Price
 September quarter 2017: \$529,000

Comparable Properties



9/454 Burwood Rd HAWTHORN 3122 (REI/VG) Agent Comments

1
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Price: \$420,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 3
Property Type: Apartment



607/20 Burnley St RICHMOND 3121 (REI) Agent Comments

1
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Price: \$418,000
Method: Private Sale
Date: 06/10/2017
Rooms: 2
Property Type: Apartment



1/23 Hawthorn Gr HAWTHORN 3122 (REI/VG) Agent Comments

1
 1
 1

Price: \$415,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: Apartment