

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

27/29 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

\$189,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,999

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2021

to

31 Mar 2022

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

60/29 LYNCH STREET HAWTHORN VIC 3122	\$175,000	15-Feb-22
4/17 PARK STREET HAWTHORN VIC 3122	\$200,000	16-Nov-21
4/11 FINDON STREET HAWTHORN VIC 3122	\$185,000	15-Dec-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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60/29 LYNCH STREET HAWTHORN VIC 3122 Sold Price ^{RS} **\$175,000** ^{UN} Sold Date **15-Feb-22**

- 1 - Distance -



4/17 PARK STREET HAWTHORN VIC 3122 Sold Price **\$200,000** Sold Date **16-Nov-21**

1 1 - Distance **0.31km**



4/11 FINDON STREET HAWTHORN VIC 3122 Sold Price **\$185,000** Sold Date **15-Dec-21**

1 1 - Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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