

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

502/36 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

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2023

to

30 Jun 2024

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

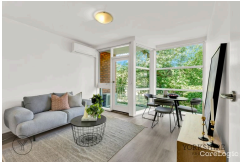
Date of sale

5/50 MORANG ROAD HAWTHORN VIC 3122	\$590,000	11-Jun-24
9/36 POWER STREET HAWTHORN VIC 3122	\$600,000	15-May-24
8/45 CHURCH STREET HAWTHORN VIC 3122	\$599,000	14-May-24

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.

This Statement of Information was prepared on: 11 July 2024



**5/50 MORANG ROAD HAWTHORN
VIC 3122**

2 1 1

Sold Price

^{RS} **\$590,000**

Sold Date

11-Jun-24

Distance

0.54km



**9/36 POWER STREET HAWTHORN
VIC 3122**

2 1 1

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date

15-May-24

Distance

0.64km



**8/45 CHURCH STREET
HAWTHORN VIC 3122**

2 2 2

Sold Price

\$599,000

Sold Date

14-May-24

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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