

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

401/25 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2020

to 31/03/2021

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	1006/377 Burwood Rd HAWTHORN 3122	\$610,000	26/11/2020
2	517/2 Golding St HAWTHORN 3122	\$581,000	03/05/2021
3	130/2 Golding St HAWTHORN 3122	\$575,000	20/01/2021

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:

19/05/2021 09:37



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending March 2021: \$605,000

Comparable Properties



1006/377 Burwood Rd HAWTHORN 3122 (REI/VG)



Price: \$610,000
Method: Private Sale
Date: 26/11/2020
Property Type: Apartment

Agent Comments

On a higher level; however, does not have large entertainer's terrace



517/2 Golding St HAWTHORN 3122 (REI)



Price: \$581,000
Method: Private Sale
Date: 03/05/2021
Property Type: Apartment

Agent Comments

Does not have large entertainer's terrace



130/2 Golding St HAWTHORN 3122 (REI/VG)



Price: \$575,000
Method: Private Sale
Date: 20/01/2021
Property Type: Unit

Agent Comments

Does not have large entertainer's terrace