

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

306/26 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$545,000

Median sale price

Median price

\$602,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2021

to

31/12/2021

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	8/111 Riversdale Rd HAWTHORN 3122	\$546,500	18/10/2021
2	102/121 Power St HAWTHORN 3122	\$535,000	10/08/2021
3	108/567 Glenferrie Rd HAWTHORN 3122	\$525,000	31/07/2021

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:

25/01/2022 01:47



Property Type:
Agent Comments

Indicative Selling Price

\$545,000

Median Unit Price

December quarter 2021: \$602,500

Comparable Properties



8/111 Riversdale Rd HAWTHORN 3122 (REI/VG)



Price: \$546,500
Method: Private Sale
Date: 18/10/2021
Property Type: Apartment

Agent Comments

A similar specification, within a reasonable distance of 306/25 Lynch Street, Hawthorn.



102/121 Power St HAWTHORN 3122 (REI/VG)



Price: \$535,000
Method: Private Sale
Date: 10/08/2021
Property Type: Apartment
Land Size: 63 sqm approx

Agent Comments

A similar quality of finish and a similar specification within a close proximity to 306/25 Lynch Street; however, this property was located on the first floor of a building on the corner of a major intersection, which does negatively affect price.



108/567 Glenferrie Rd HAWTHORN 3122 (VG)



Price: \$525,000
Method: Sale
Date: 31/07/2021
Property Type: Strata Unit/Flat

Agent Comments

This apartment is a similar layout within a reasonable distance to 306/25 Lynch Street, Hawthorn.