

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

65/29 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

\$150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2023

to

31 Jul 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

19/29 LYNCH STREET HAWTHORN VIC 3122	\$170,000	14-Aug-24
61/29 LYNCH STREET HAWTHORN VIC 3122	\$153,500	19-May-24
7/17 PARK STREET HAWTHORN VIC 3122	\$155,000	08-Jun-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.

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19/29 LYNCH STREET HAWTHORN Sold Price ^{RS} **\$170,000** ^{UN} Sold Date **14-Aug-24**
VIC 3122
Distance **0.01km**

1 1 -



61/29 LYNCH STREET HAWTHORN Sold Price **\$153,500** Sold Date **19-May-24**
VIC 3122
Distance **0.01km**

1 1 -



7/17 PARK STREET HAWTHORN Sold Price **\$155,000** Sold Date **08-Jun-24**
VIC 3122
Distance **0.32km**

1 1 -

RS = Recent sale UN = Undisclosed Sale

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