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	Prope	erty type		Unit	Suburb	Hawthorn
Period-from	01 Aug 2023	to	31 Jul 2	024	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.

This Statement of Information was prepared on: 16 August 2024



consumer.vic.gov.au



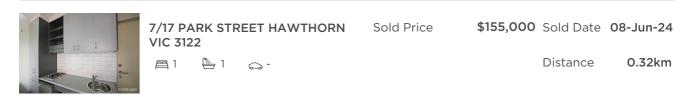
E Shawn.White@Little.com.au



19/29 L VIC 312	YNCH S	TREET HAWTHORN	Sold Price	^{rs} \$170,000 ^{UN}	Sold Date	14-Aug-24
昌 1	1	-			Distance	0.01km



100	61/29 LYNCH STREET HAWTHORN VIC 3122			Sold Price	\$153,500	Sold Date	19-May-24
	昌1	1	~ -			Distance	0.01km



RS = Recent sale UN = Undisclosed Sale

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