

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

<b>Property of</b>	fered	for	sal	е
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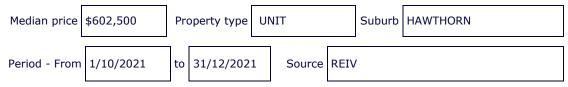
Address	
Including suburb and	102/25 Lynch Street, Hawthorn
postcode	

## Indicative selling price

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

or range between	\$530,000	&	\$580,000
	or range between	or range between \$530,000	or range between \$530,000 &

## Median sale price



## **Comparable property sales**

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. 307/17 Lynch Street, HAWTHORN	\$580,000	04/01/2022
2. 810/377 Burwood Road, HAWTHORN	\$570,000	01/02/2022
3. 19/523 Burwood Road, HAWTHORN	\$560,000	12/11/2021

This Statement of Information was prepared on: Monday 7<sup>th</sup> February 2022