

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

304/80 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

or range
between

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2023

to

31 Oct 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

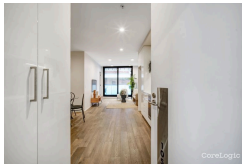
Date of sale

105/80 LYNCH STREET HAWTHORN VIC 3122	\$444,000	18-Jul-24
503/25 LYNCH STREET HAWTHORN VIC 3122	\$435,000	12-Jun-24
204/8 LUTON LANE HAWTHORN VIC 3122	\$425,000	25-Sep-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: 19 November 2024



**105/80 LYNCH STREET
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$444,000** Sold Date **18-Jul-24**

Distance **0km**



**503/25 LYNCH STREET
 HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$435,000** Sold Date **12-Jun-24**

Distance **0.07km**



**204/8 LUTON LANE HAWTHORN
 VIC 3122**

 1  1  1

Sold Price **\$425,000** Sold Date **25-Sep-24**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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